

Tisbury Urban Design Study of Two Prototype Areas

December 2009

Note to Readers:

This study was prepared by an architectural intern, Zameer Basrai, working for the Martha's Vineyard Commission, on behalf of the Commission and the Tisbury Planning Board. Mark London, Executive Director of the MVC, Henry Stephenson, Co-Chair of the Tisbury Planning Board, and Bruce MacNelly, architect collaborated in this effort.

Neither organization has reviewed this version and takes no positions on its recommendations, or on the merits of redeveloping any of the properties used as examples in this study. For several properties, there are illustrations of hypothetical development based on existing regulations or suggested new design guidelines. These drawings illustrate only the built form options for these properties, and do not deal with the economic, traffic, parking, or other aspects that might be associated with possible future redevelopment on these properties, or even the merits of redeveloping these properties in the first place.

Plans for the Tisbury Connector Roads were just being finalized when this study was completed, so it was not possible to include the latest design or the associated bicycle and pedestrian maps. It would be useful to add these elements to this study.

The Martha's Vineyard Commission and Tisbury Planning Board invite comments on this version to contribute to the discussions by both organizations and the community.

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1. Study Overview

1.1. Introduction

The study was carried out by the Martha's Vineyard Commission in collaboration with the Tisbury Planning Board.

This report presents an analysis of two areas in the town of Tisbury and outlines possible urban design guidelines for their future development areas based on their history and significant defining characteristics today. The methodology developed for this study may also be used as a prototype for possible adaptation in other towns. The two areas, indicated on the map below, are:

1. *Main/Water Streets Area: from downtown to the harbor*
2. *Upper State Road Area: at the fringes of the town*

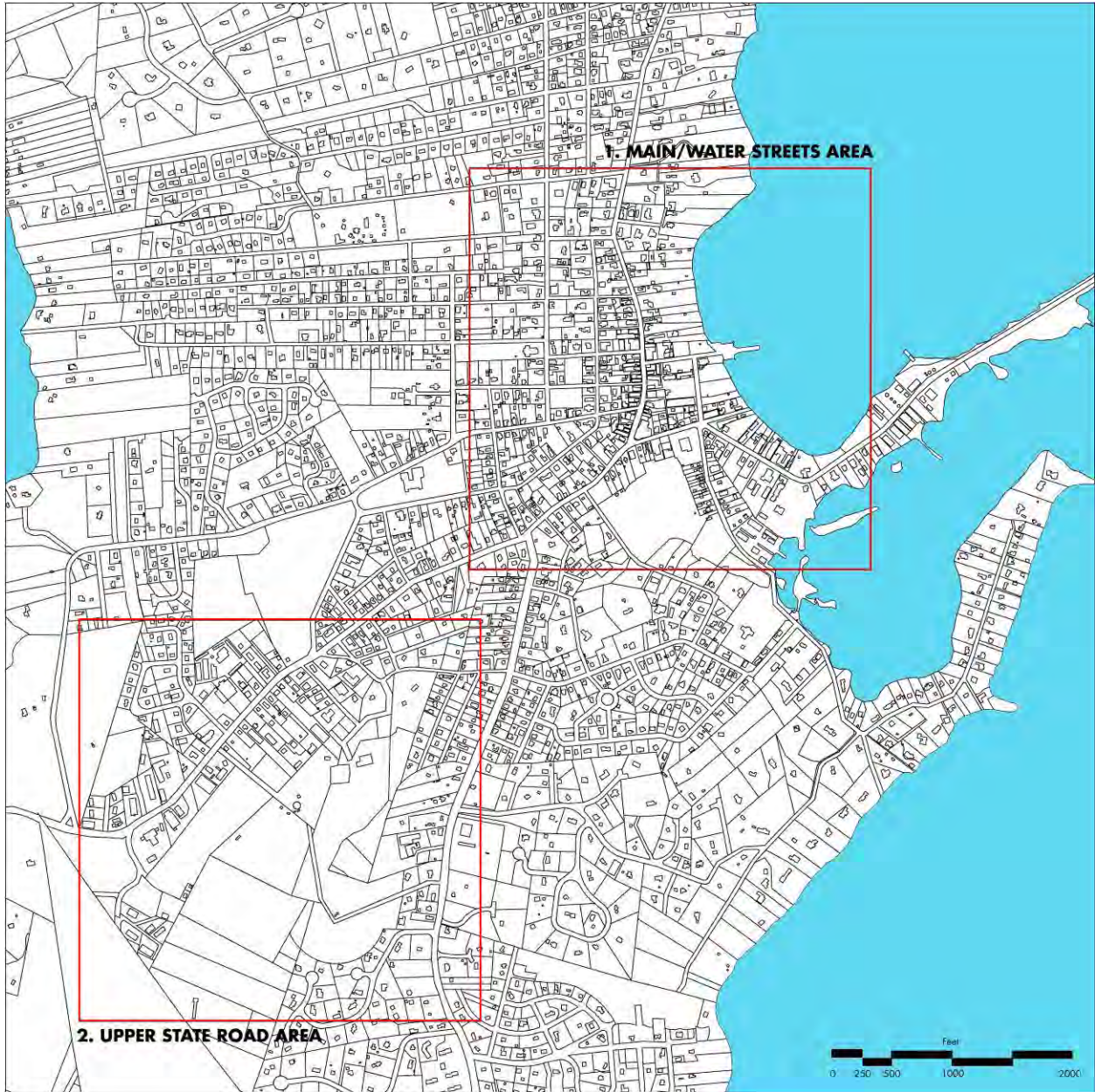
This study updates and builds on two studies carried out by the Tisbury Planning Board several years ago. It also incorporates and illustrates many of the principles and concepts of the Martha's Vineyard Island Plan.

Tisbury (or Vineyard Haven) is known for its historic harbor, downtown and residential neighborhoods. From the Greek Revival Houses along William Street to the commercial harbor facilities along Beach Road, the town presents great diversity, and yet each of its diverse neighborhoods has a recognizably homogenous character. The aim of this report is to identify the character of these distinct neighborhoods so as to maintain and enhance their individual values and those of the entire town of Tisbury.

It is likely that Tisbury, and especially these two areas, will experience considerable growth and change in the next twenty years. The MVC and the Tisbury Planning Board are committed to carefully manage growth so that the Vineyard's unique environment, character, social fabric and sustainable economy are maintained as development takes place. This study builds on previous efforts of the Tisbury Planning Board to provide a comprehensive view of the future these two areas in Tisbury. Completing this effort to come up with definitive plans for these two areas will result in a clear framework for public and private efforts in decades to come. This will ensure that new development is sensitive and contextual to the existing built and natural environment, so as to ease the impact of growth in areas of historical, cultural, environmental or architectural significance.

The Main/Water Street Area is of particular importance as the gateway to the Island and is an area of strong historic architectural character. Here, new development can reinforce the strong and distinctive character that has already been established.

The Upper State Road Area combines older buildings along the main road, with post-war commercial and industrial development. The construction of the Tisbury Connector Roads literally paves the way for a significant transformation in the area in coming years.



Key Plan of Vineyard Haven indicating the two study areas

General Concerns

There has been a considerable amount of development in Tisbury in the past forty years. Though it has been largely well handled, it has not been without its negative impacts.

- There has been considerable sprawl of residential and commercial areas into the countryside, resulting in destruction of natural areas.
- There has been demolition of historic buildings and deterioration of traditional neighborhoods.
- Existing zoning regulations would allow buildings much larger and quite different from the existing buildings; this threatens to drastically change the character of both areas. A single building out of context with its surroundings can be disruptive to the neighborhood character.
- There has been a focus on accommodating the automobile, often to the detriment of pedestrians. Sidewalks in older areas are often in poor condition. Newer development such as along Upper State Road is car oriented with large parking lots facing the street meaning so that it is not friendly to walkers.
- With the exception of the William Street Historic District, existing regulations generally do not require individual project review including any review of building or landscaping design. Zoning regulations provide only minimum or maximum dimensional requirements for buildings within a zone. Often these measures allow, or even require designs that run contrary to traditional patterns of their respective contexts.

General Aims for the Study

- Maintain and enhance the character of the built and natural heritage of each area by preparing comprehensive plans for their preservation.
- Structure the development of the public realm of each area including public open spaces, the road network, bus and bike routes, and especially the restoration of a pedestrian-friendly experience integrating pedestrian movement and access to public open spaces including the waterfront, beach, and wooded areas.
- Prepare detailed design guidelines for future private development reflecting neighborhood's historical, architectural or cultural significance. The guidelines would include design considerations in order to ensure contextual, appropriately-scaled, and sensitive development in keeping with the character of the town buildings and landscapes.
- Favor smart growth, namely developing available land with greater efficiency to reinforce or to create compact, mixed-use, walkable, vibrant, and sustainable neighborhoods and communities, instead of developing in environmentally sensitive outlying areas.
- Recommend changes to zoning regulations.

1.2. Methodology

The project research was conducted from June to November 2009. A similar method was followed for both prototype areas. It involved *on-site research, detailed analysis and mapping* of existing conditions and *illustrations* of proposed design guidelines.

A. On-site Research

The first phase of the project was a study of the physical form of each area. A substantial amount of time was spent on site, observing and documenting specific architectural and landscape features, noting the defining characteristics at building, street and area level. Street edge, building siting, form and façade was inventoried in a Microsoft Excel sheet format (See Appendix 1). This inventory was used to the characteristics and degree of homogeneity of sub-areas.

B. Analysis and Mapping

The second phase of the project involved a detailed analysis and mapping of existing conditions based on the inventories gathered during on-site research. The existing condition was analyzed within two broad categories.

1. *Public realm*: This includes public property, mainly road rights of way and public open spaces. Maps were prepared of movement networks, namely vehicular transport, pedestrian circulation, and accessible public open space. The public realm has been analyzed through a series of overlay maps indicating these individual networks.

2. *Private realm*: This includes privately owned properties, buildings and their

relation to public spaces. The private realm involves the larger part of the architectural and historical analysis of each area. The method is explained below.

- A 3-D computer model (using SketchUp software) of the two areas was prepared based on GIS maps and the Assessor's Map of Tisbury 2005. Heights were calculated from the Pictometry software and counterchecked manually on site with a surveyor's pole. (Note: All heights measured or calculated have a margin of error between 2-3 feet.)
- Individual buildings were analyzed using available property records as well as historical maps from the following sources;
 - a. Assessor's Online Database for Tisbury, MA (Vision Appraisal)
<http://data.visionappraisal.com/TisburyMA/DEFAULT.asp>
 - b. The 1914 Map of Tisbury (Vineyard Haven) with the accompanying commentary by Stan Lair in 1979-80
<http://history.vineyard.net/vh1914/index.html>
 - c. Historic photos of Tisbury
<http://history.vineyard.net/photos.htm>
- Character areas were delineated based on formal and historical studies. Each character area consists of buildings with similar formal or stylistic features, age, and/or use. This involved identifying the main characteristics common to most buildings within an area. Different areas have different degrees of homogeneity. In some areas, almost all buildings share clearly defined characteristics, with only secondary variations. In other areas, there is much more variation among all the buildings. The aim was to identify the defining characteristics that applied to a clear majority of buildings within a character area.

- a. This analysis was prepared with the intention to develop design guidelines for each area. As a result, areas were described in a normative way. Groups of buildings that define a clear neighborhood character are given precedence in the study. In a few areas, quite a few of the traditional buildings have been demolished and the character of the area is not so apparent; in these cases, the analysis describes historic features and patterns of development in the area that existed dating back to the period before the 1950s, the beginning of the period of significant non-traditional change.
- b. The area was assessed during preliminary visits for its 'degree of homogeneity'. Some areas exhibit a higher degree and others lesser. Significant buildings in each area were marked and their characteristics noted (See Map). Each Area was described with a brief introductory note, salient defining characteristics followed by detailed characteristics. Characteristics were categorized into Street Edge, Building Siting, Form and Front Façade. These character areas were then delineated in maps.
- c. Buildings built in the last fifty years that were not exact replacements, or at least similar to, the traditional buildings of the area were not included in this study.¹
- d. The defining characteristics of each area are based on at least 70% of the buildings in the area. Historic buildings and buildings of architectural or cultural significance in these areas that do not conform completely to the defined character are considered to be variations or valuable exceptions to the area and qualitatively contributing to its character. (See Map)
- e. Design Guidelines for future development, based on defining characteristics for each area, were written.

C. Illustrations

The third phase of the project involved preparing SketchUp illustrations of future development options based on the proposed design guidelines. These illustrate comparisons of the maximum build-out conditions under current zoning regulations with an approach to building development following the proposed design guidelines, to illustrate the possible impact of adopting these guidelines. This 3D model will be useful in future analysis of development projects, since it will allow modeling the proposals in their context.

This led to a final set of recommendations.

¹ *The reason for this exclusion is similar to why, say, the John Hancock Building would be excluded from an analysis of the defining characteristics of the Copley Square area in Boston. It would make the calculation of average height or typical window size meaningless.*

2. Main/Water Streets Area

2.1 Introduction

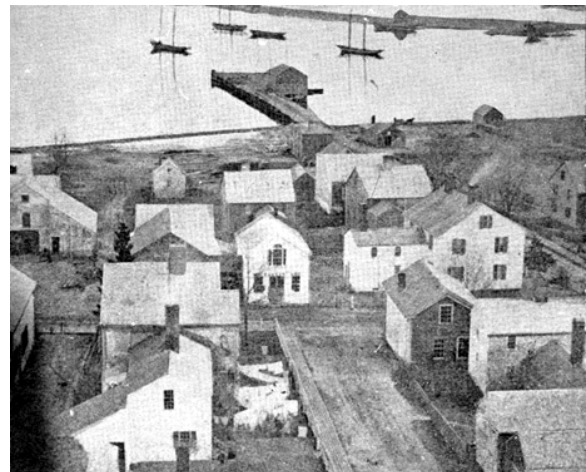
The town of Tisbury (Vineyard Haven) was established in 1671 and by the early eighteenth century had already comprised most of Main and Beach Streets adjacent to the harbor. As a result of the Great Fire of 1883 as well as other factors, only a few houses dating back to the eighteenth century remain within the Main/Water Streets Study Area today. They remind us of a lost heritage.

Over the years, Main Street and its surrounding areas have changed considerably. Commercial properties have consistently renewed themselves either subtly through change in ownership and enterprise or more drastically due to war, fire, or hurricane. Residential properties were converted to commercial or other uses, and in some cases were re-developed non-contextually so as to obscure any historicity. The study area was witness to a number of piecemeal developments in recent decades, in the absence of comprehensive building guidelines.

Tisbury continues to serve as the year-round port of entry to Martha's Vineyard, and its large waterfront serves commercial and non-commercial harbor facilities. In the future, the Tisbury Harbor Area could play a much more important role as the primary entry to Martha's Vineyard. The *Vineyard Haven Harbor District of Critical Planning Concern (DCPC) Regulations* seeks to maintain the harbor "as a year-round working waterfront...to promote the Town's

longstanding tradition of marine industries, services and marine hospitality.

Although the historic town center today contains a somewhat varied record of the town's rich past, it is still a charming and relatively coherent New England town center. The buildings erected after the 1883 fire are now much more than a century old, and have merit in their own right. Despite the presence of a few anomalies, the general scale, vernacular design tradition, and use of traditional materials for buildings in this area combine to create a distinctive character that is worth preserving and reinforcing by carefully managing future development.



The Tisbury Harbor Area before the fire in 1883



The Tisbury Harbor Area in the early twentieth century.

The last fifty years have witnessed a sharp increase in population on Martha's Vineyard, with development pressures continuing to erode the Island's historic character. The possibility of future out-of-scale, non-contextual commercial and other

development now threatens those historic areas that survived and the very qualities that characterize and distinguish the town of Tisbury.



Detailed Map of Main/Water Streets Area

Specific Aims for the Main/Water Streets Area

The following are the aims for this study area.

1. To plan for potential smart growth and medium-density infill development.
2. To provide a framework for future development that addresses the history of the area, that improves pedestrian accommodation, and that provides for private development that is sensitive to the area's scale and character.
3. To create a more welcoming/entrance-like atmosphere at the Tisbury harbor for the visiting and local public.
4. To direct people to Main Street by implying its presence urbanistically at the harbor and establishing continuity in built form.
5. To restore Beach and Union Street's pedestrian character by integrating the proposed building design guidelines with the proposed pedestrian network for the

area. This includes re-working the vehicular circulation, parking provisions, and bus-routes in downtown and the harbor area to reduce congestion at Five Corners and restore pedestrian character to the streets.

6. To connect and make accessible Veteran's Park to the south and Owen's Park to the north by re-linking existing pedestrian paths.
7. To intensify development responsibly in the downtown area and propose medium-density infill development where space is available and under-utilized.

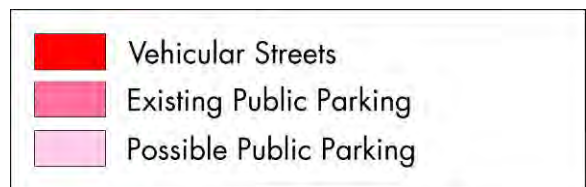
Note: This study addresses the long-term possibility of re-thinking of the nature of the Water Street (Stop and Shop) parking lot. The lot has been reorganized since, in a recent visual survey, it was cited as the most serious visual blight on the entire Island. However, in the long term, consideration might be given as to whether it should remain as parking, be transformed into an open space, be developed, or some combination of the above.

2.2. The Public Realm

The following series of maps analyze the public realm of the Water/Main Study Area. The aim is to integrate various modes of transport and pedestrian circulation to create a more pedestrian-friendly environment in the area.

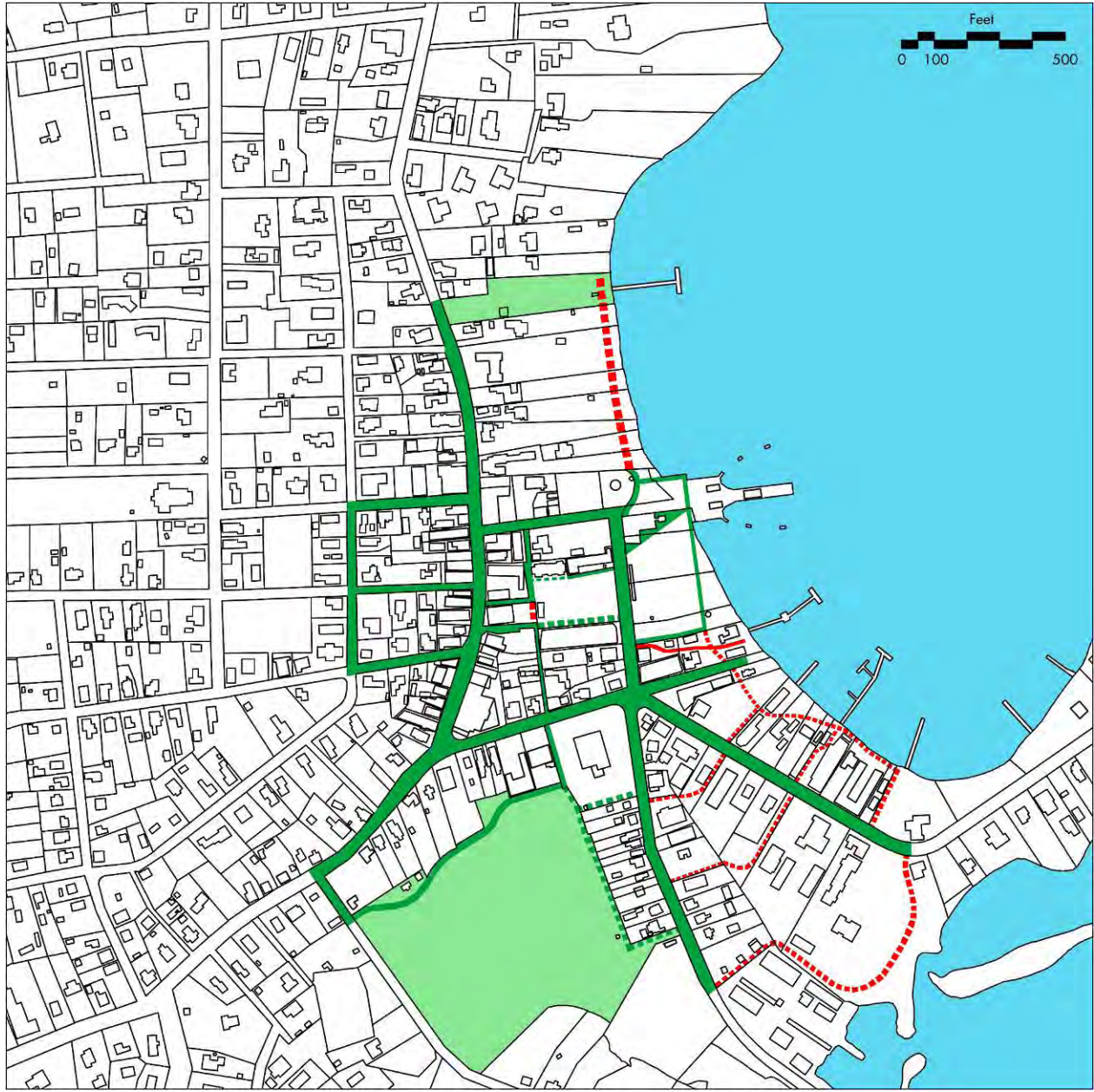


2.2.1. Roads and Parking





2.2.2. Pedestrian Movement and Open Space: Existing Sidewalks



2.2.4. Pedestrian Movement and Open Space

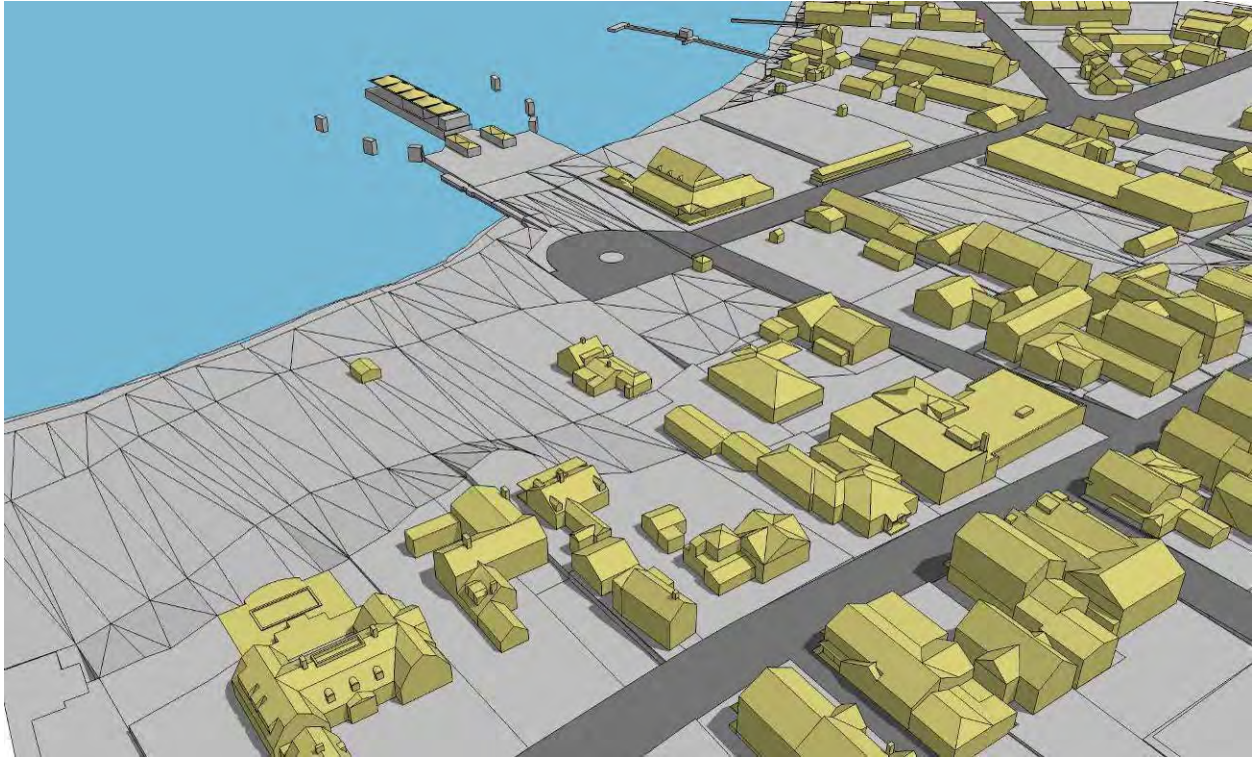


2.3. Private Realm

The following series of maps and detailed write-ups analyze the private realm of the Water/Main Study Area. The aim is to identify and develop a pedestrian-scaled, contextual and historically consistent built environment in the area



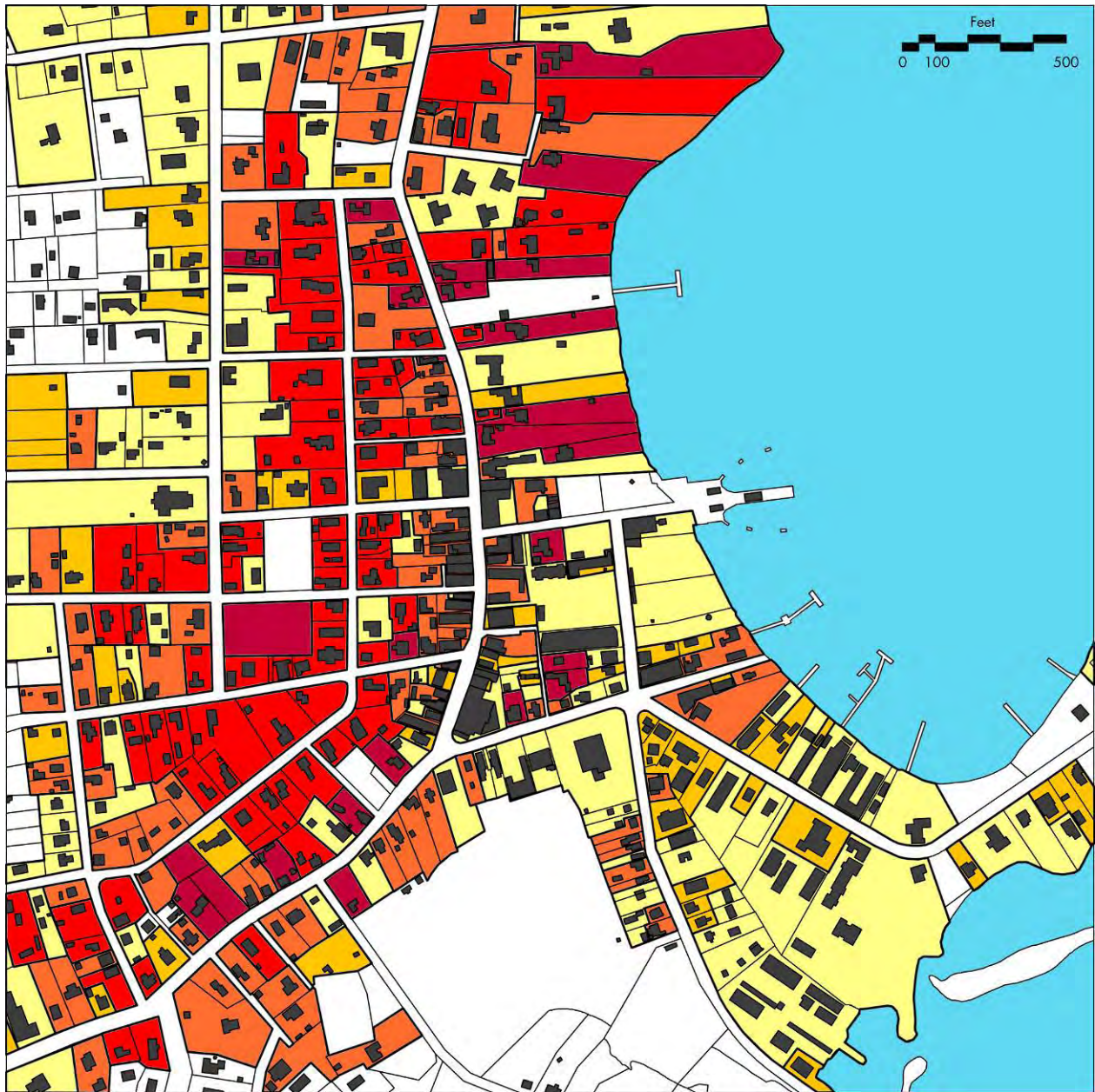
SketchUp Model of the Tisbury Harbor Area (as is today)



Birds-eye view out to sea: Main, Union and Water Streets



Birds-eye view out to sea: Main and Beach Streets



2.3.1. Historical Analysis: Age of Existing Buildings

This map indicates the age of buildings existing as of September 2009. All buildings built before 1930 are considered historically significant. A significant number of existing buildings were built in the mid to late nineteenth century when the whaling industry was at its height on the Island. The harbor has been witness to substantial re-development in recent times.

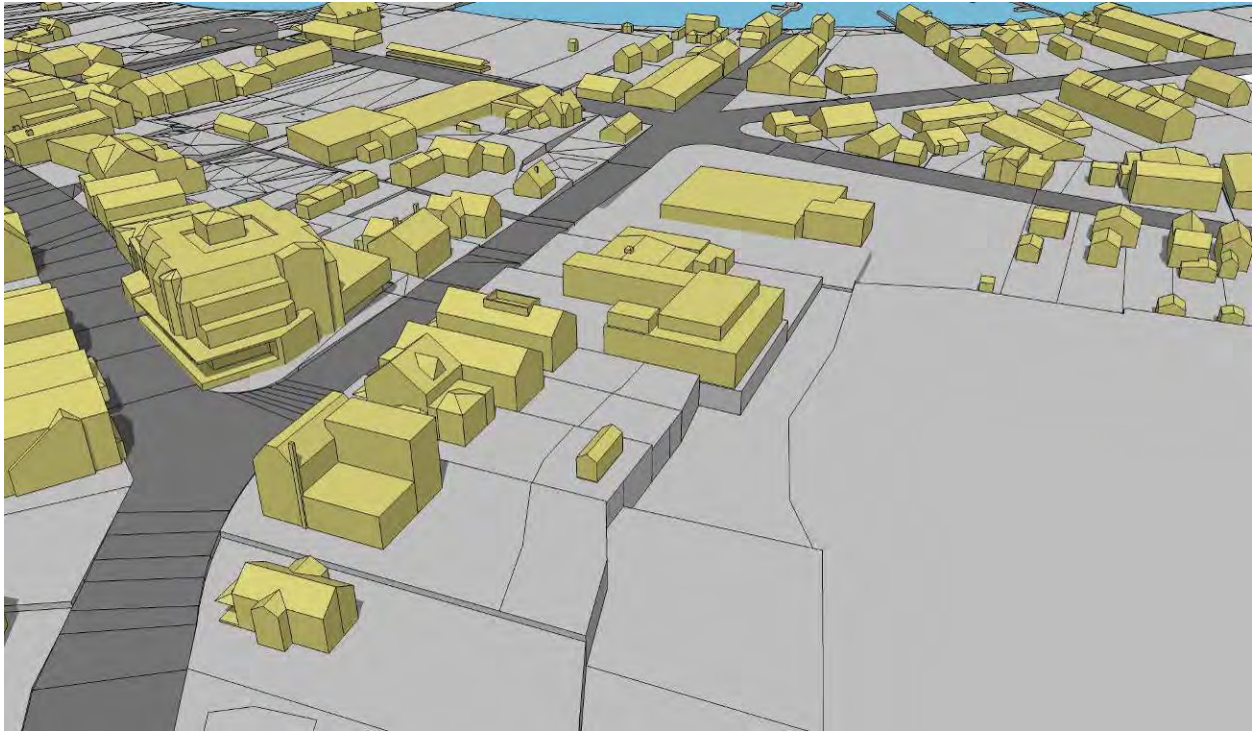




The Tisbury Harbor has been witness to substantial re-development in recent times



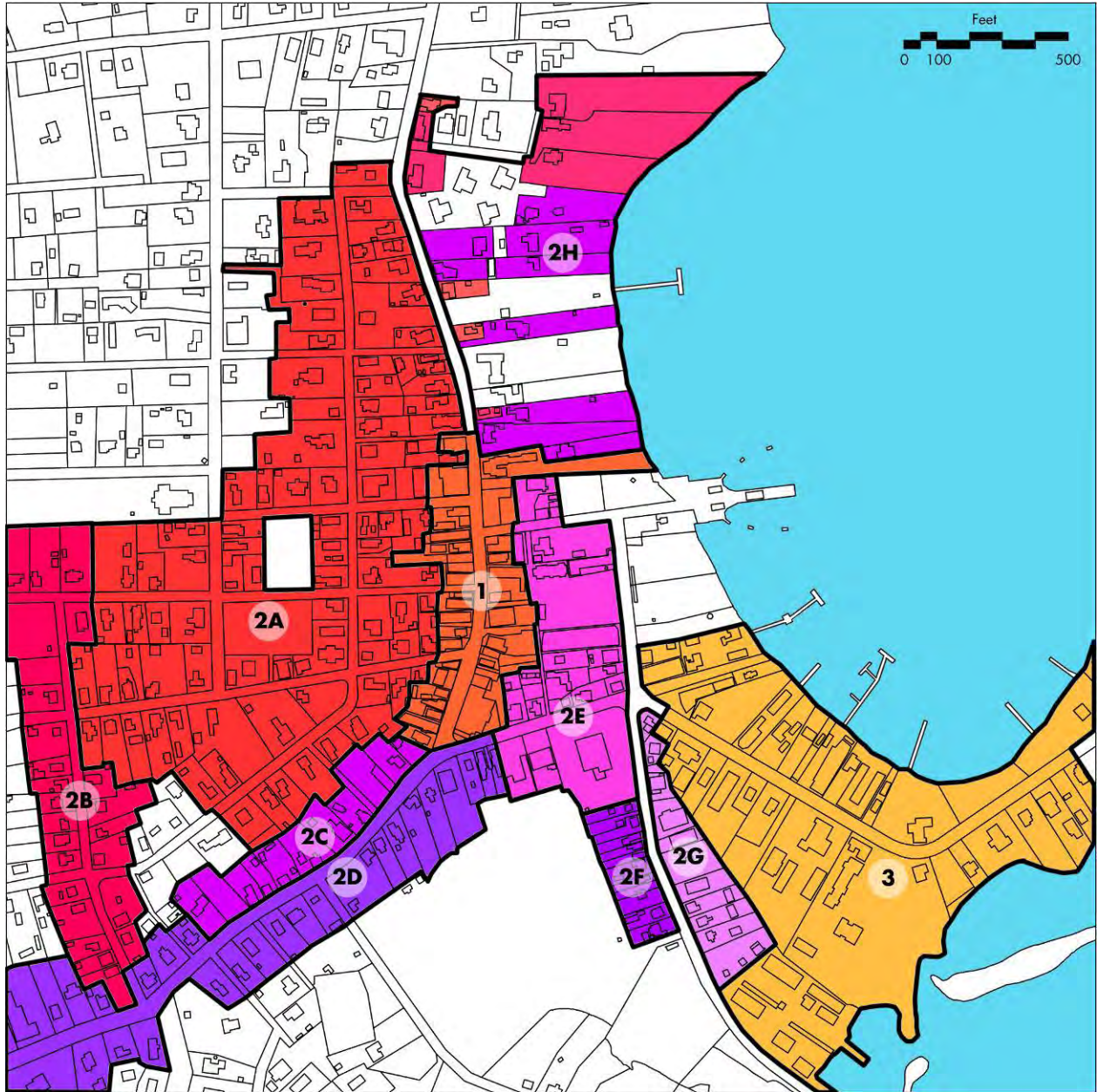
Simulation of Beach and Water Streets at the Tisbury Harbor based on the 1914 Map



The Tisbury Harbor has been witness to substantial re-development in recent times



Simulation of Beach and Water Streets at the Tisbury Harbor based on the 1914 Map



2.3.2. Defining Characteristics of Areas and sub-Areas

The Main/Water Streets Area is divided into 3 main-character-areas;

Area 1: Main Street Downtown

Area 2: Residential Neighborhoods (small to Medium-sized lot with detached building)

Area 3: Beach Road

Area 2 contains 8 sub-types

Area 2A: William Street

Area 2B: Look Street

Area 2C: State Road (north) Historic

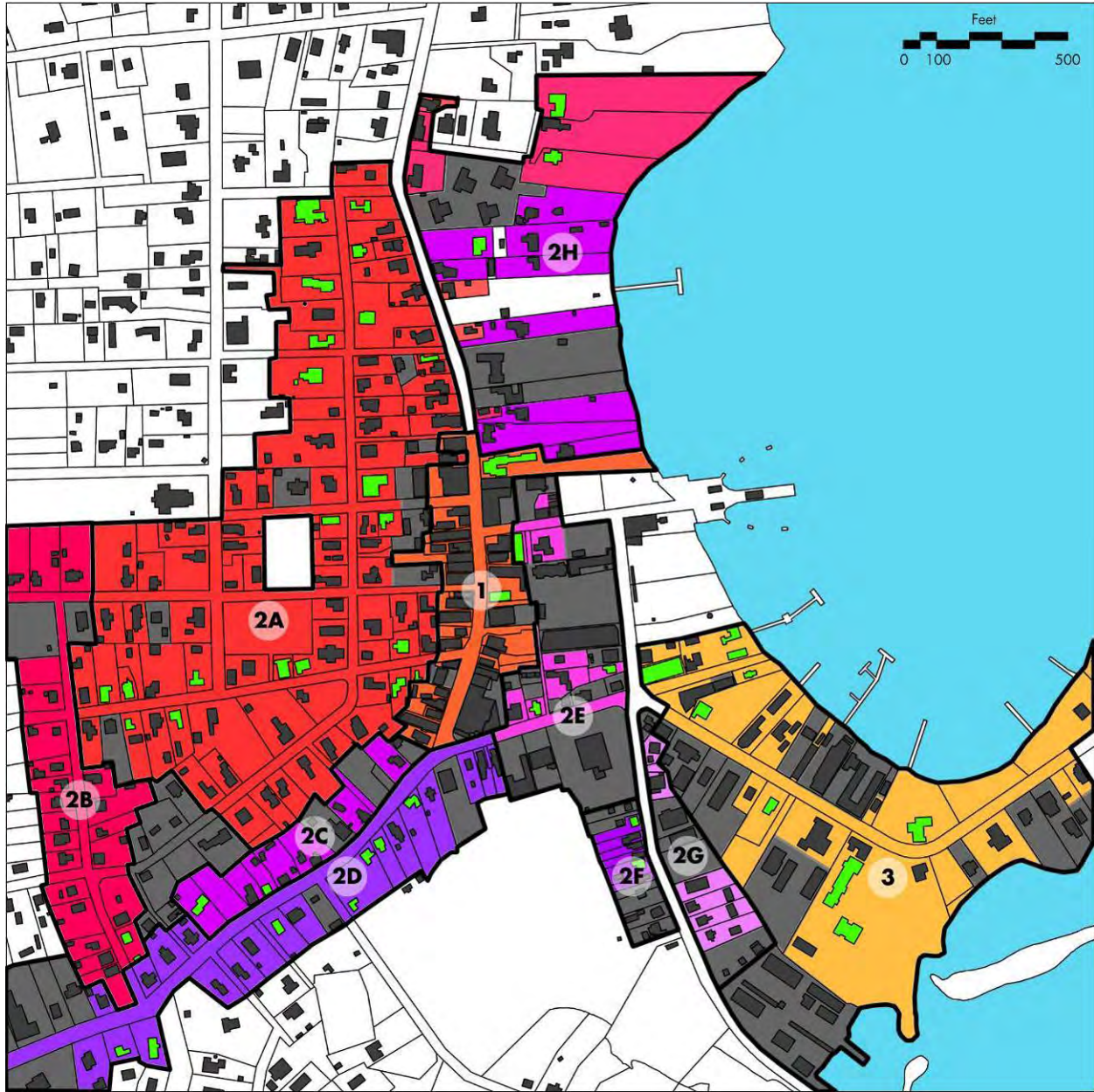
Area 2D: State Road

Area 2E: Beach, Water and Union Streets Historic

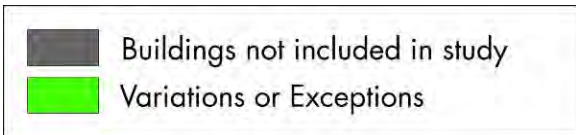
Area 2F: Lagoon Pond Road (west) Historic

Area 2G: Lagoon Pond Road (east)

Area 2H: Main Street (east) Houses



2.3.2. Defining Characteristics of Areas and sub-Areas: Detailed Analysis of Character Areas



2.3.2. Defining Characteristics of Areas and sub-Areas

Area 1: Main Street Downtown Type/Detached Town-house type



Main Street looking north - early twentieth century



Main Street looking south - early twentieth century

Area 1 is defined by the commercial/mixed-use buildings built along both sides of Main Street, south of the M. V. Bank and the M. V. Bagel Authority, dating back to the end of the nineteenth and early twentieth century. These buildings were built in a span of approximately forty years after the fire in 1883 completely destroyed the Main Street downtown area. Since most of the buildings followed the historic footprint and architectural language of their predecessors, Main Street has preserved its historic character to a large extent and has retained

its significance as the town center. The Area is contained within the Zoning district B1.

Salient Features

1. Area 1 consists of simple, large, two-and-a-half to three-and-a-half story high buildings having gabled roofs with gable ends fronting the street, set close to each other giving the impression of a street fronted by a continuous set of town-houses.

2. The buildings have a 0 feet setback at front with a characteristic commercial edge-front to the street.

3. Although the buildings vary stylistically their formal characteristics are consistent;
Building width: 25-35 feet
Distance between buildings: 4-12 feet
Height for Two-and-a-half floors: 28-32 feet
Height for Three-and-a-half floors: 36-42 feet
Gable roof slope: 30-45 degrees

4. Symmetrical façade composition:
Double hung windows (6/6, clear/clear), height approximately double the width, louvered shutters on exterior
Openings on façade:
30-40% openings including commercial shop front window
15-25% openings excluding commercial shop front window

5. White, horizontal sidings on all surfaces of these buildings gives Area 1 its distinct character. Corner posts painted white.

6. Degree of Homogeneity: The western side of Main Street is homogenous while the east side of Main Street has 50% homogeneity. *Note: 80 Main Street has been included in Area 2A. In Area 1 a total of 33 building developments along Main Street were*

studied. Of these, 23 buildings follow the basic area characteristics with respect to street edge, building siting, form, façade and use. 8 of the 33 buildings have not been included in the study. 2 of the 33 buildings have been considered as valuable exceptions to Area 1. These are the M. V. Bank and the Capawock Theater on the east side of Main Street.

Detailed Characteristics



Main Street looking north_2009

1. Street Edge

Note: Main Street is a one-way street with traffic running south to north. Angular Parking on west side of Main street. Continuous sidewalk along both sides of Main Street (avg. width: 5'-6")

- a. Consistent Street edge: Building setback from street: 0 feet (with 1 exception). Shading devices on first floor i.e. temporary fabric canopies above show windows, flat or pitched roof overhangs, or projecting rooms on second floor, extend out over the sidewalk 3-4 feet.
(Regulation: Front setback min. 0 ft.)
- b. Building plinth is 1-2 steps (0.5-1 foot) higher than sidewalk.

- c. Mixed-use: Commercial on first floor, Commercial/Residential on upper floors

Street edge: Shop front, glass show-window, recessed entrance doors on front façade with splayed show-windows on either side (The show windows are either accommodated within the plane of the front facade or projected out 3-4 feet from the front).

2. Siting

- a. Lot Frontage: 25-55 feet (with consolidated lots' frontage ranging from 80-125 feet)
(Regulation: Frontage min. 0 ft.)
- b. Building width: 20-40 feet (with 70% of the buildings between 25-35 feet). Building width occupies between 50-90% of lot frontage (with 70% of the buildings occupying 75-85% of frontage)
- c. Distance between consecutive buildings: 4-12 feet
(Regulation: Side yard setback min. 2 ft.)

3. Form

- a. Each building development consists of a main volume having a simple, rectangular plan with minimal secondary projections on the side visible from Main Street.

Secondary extensions and projections do not obscure/undermine the form of the main volume. They include show-window projections on first floor, balconies and bay windows on upper floors.

- b. Two-and-a-half and Three-and-a-half floors high (half floor represents occupied floor

space within the sloping roof) with 2 Exceptions being One-and-a-half floors high.

c. Roof: 21 of the 23 buildings considered in Area 1 have a simple, symmetrical gable roof with the gable end facing the street. The roof is covered mostly in asphalt/architectural shingles. The other 2 buildings have hipped and mansard roofs. Buildings located at corners provide two gable fronts facing both street edges.

Gable roof slope: 75% of the buildings have a roof slope between 30-45 degrees

Two-and-a-half floors type – Spr. Pt. 17-21 feet and central ridge 28-32 feet

Three-and-a-half floors type – Spr. Pt. 26-30 feet and central ridge 36-42 feet
(Regulation: Height max. 35 ft.)

Roof details include ornamental brackets, boxed eaves, ornamental fascia boards and trims.

4. Front Facade

a. Main volume of the building has a symmetrical composition about a central vertical axis. Secondary extensions and projections do not obscure/undermine the symmetry of the main volume.

The front façade consists of one single dominant plane with no vertical or horizontal subdivisions. Shop windows at street edge are symmetrical to the front façade and are either accommodated within the plane of the front facade or projected out 3-4 feet from the front. Entrance door is mostly central and recessed. Window openings are distributed evenly into bays.

b. Windows:

% Openings on façade excluding commercial shop front: 12-25% (in 5 representative cases) (Suggested guideline: 15-25%)

% Openings on façade including commercial shop front: 30-45% (in 5 representative cases) (Suggested guideline. 30-40%)

Double hung windows (6/6, 6/clear and clear/clear), height approximately double the width, louvered shutters on exterior. Simple window trim painted white.

c. Material: 17 of the 23 buildings considered in Area 1 are clad in narrow, horizontal white sidings (wood and vinyl). The other 6 buildings are clad in wood shingles or colored siding.

Corner posts painted white.

d. Signage: On building

(Regulation: 1 sq. ft. for each running ft. of building frontage)
+ hanging (~3 sq. ft.)

Area 2: Small to Medium-sized lot with detached building Type

Area 2 is defined by various types of detached buildings; One-and-a-half to Two-and-a-half floors high, built on small to medium-sized lots and having a predominantly residential use. It extends well beyond the study area to include larger parts of zoning districts R10 and R25 (east of Main Street). It also includes smaller portions of zoning districts B1 along State Road and parts of the Waterfront/Commercial areas along Beach, Union and Water Streets and Lagoon Pond Road. Area 2 has been defined very generally since it contains a number of sub-areas with specific defining characteristics and so of varying historical and architectural value.

Area 2A: William Street Type

Area 2B: Look Street Type

Area 2C: State Road (north) Historic Type

Area 2D: State Road Type

Area 2E: Beach, Water and Union Streets
Historic Type

Area 2F: Lagoon Pond Road (west) Historic
Type

Area 2G: Lagoon Pond Road (east) Type

Area 2H: Main Street (east) House Type

Area 2A: William Street Type



Residence of Capt. Gilbert Smith, Vineyard Haven

Residence of Capt. Gilbert Smith: At Spring and Franklin Streets



Williams Street, Vineyard Haven

William Street: Looking north

Area 2A is defined by the historic single-family houses built along both sides of William Street (parallel to Main street to the west) and its surrounding areas between 1830-1880 at the time when the whaling industry on the island was at its height. Some of the houses here are more than 150 years old and form a historic district of great significance, intrinsic to the history of Tisbury's harbor. And although some houses have been re-built over time, house owners have been sensitive to the historic character of these houses and have followed the historic footprint and architectural language of their predecessors. As a result, Area 2A has preserved a strong historic character, which can be experienced just by walking

along the various streets in it. The William Street Historic District is recognized by Tisbury Zoning as a Special Overlay District but in fact its extents are far greater than those indicated. The William Street Historic District consists of houses built along both sides of William Street from Woodlawn Avenue down to 24 William Street. Area 2A also includes houses along the west side of Main Street up to Woodlawn Avenue, those along Spring and Center Street as far west as Look Street, and the few houses along both sides of Franklin Street South of the Roman Catholic Church (?).

Salient Features

1. Area 2A consists of large, one-and-a-half to two-and-a-half floors high buildings, having gabled roofs with gable ends facing the street, strung rhythmically along both sides of pedestrian-scaled streets. Streets are lined with white picket fence.

2. Buildings are strikingly consistent not only in their formal character but also in their architectural ornamentation and detailing. Consistent street façade with buildings setback from street: 12-20 feet
Lot Frontage: 60-85 feet
Width of Main building volume: 22-35 feet
Height of central ridge: 28-35 feet
Gable roof slope: 30-40 degrees

3. Symmetrical façade composition: A large number of house facades were designed in the Greek Revival Style, one that was popularized across the United States during the mid-nineteenth century.

Windows: Double hung windows (6/6, clear/clear), height approximately double the width, simple white trim and louvered shutters on exterior

% Openings on façade: 12-25%

4. The predominant use of white, horizontal sidings on all surfaces of these buildings gives Area 2A its distinct character.

5. Degree of Homogeneity: Area 2A is homogenous

Note: There are quite a few houses within Area 2A that vary in form, style or material from the defining characteristics of the area, however they share certain characteristics as well and contribute to the overall character of the built as well as the experience of the street. Few historic institutional buildings like the Grace Episcopal Church, the D.A.R. Building, the (stone) Methodist Episcopal Church, the (old) Masonic Hall and the (new) Town Hall can be considered exceptions to the above. A total of 92 building developments were studied. Of these, 60 buildings (72% of included buildings) follow the basic area characteristics with respect to street edge, building siting, form, façade, style and use. 9 of the 92 have not been included in the study. 18 of the 92 buildings have been considered as being variations of the basic area characteristics. 5 historic institutional buildings have been considered as valuable exceptions to Area 2A. These are listed above.

Detailed Characteristics



Baptist Parish House, William Street_2009

1. Street Edge

Note: William, Spring, Center, Church Streets, Woodlawn Avenue and the part of Main Street included in the area are one-way streets with parallel parking on one side. Franklin Street is a two-way street with parallel parking on one side.

Continuous sidewalk along both sides of William Street (avg. width: 4'-6")

Continuous sidewalk along both sides of Spring and Franklin Streets

Continuous sidewalk on one side of Center, Church, Main Streets and Woodlawn Avenue

a. Lot boundary: If the level of street and site are almost the same (at the site boundary), a picket fence approximately 3-3.5 feet high, is constructed along the boundary.

If the level of the street is lower than that of the site (at the site boundary), a retaining wall of rounded sea stone masonry is built up to a maximum height of 3 feet.

b. Driveways:

For William Street north of Spring Street and Main Street:

Wherever possible, driveway access is provided from other streets (Spring, Center and Church Streets running east-west across William Street up to Main Street). Where driveway access is provided at the front of the site, driveways of two adjacent properties are both located along the common site boundary.

For all other driveways:

Driveway access is provided at the front of the site. Driveways of two adjacent properties are both mostly located along the common site boundary.

c. Consistent Street Façade line:

Buildings consist of a main, rectangular volume with secondary extensions and projections like porches, small rooms, bay windows, balconies at the front and side. Main volume of buildings set back from street: 12-20 feet. Landscaped garden at front.

(Regulation: Front setback min. 20 ft.)

d. Residential Use: Main entrance door on front façade.

2. Siting

a. Lot Frontage: 60-85 feet (with consolidated lots' frontage ranging from 100-150 feet)

b. Width of Main building volume: 22-35 feet. Width remains within the range even in the case of consolidated lots. For regular lots building width occupies between 30-45% of lot frontage.

(Regulation: Frontage min. 80 ft.)

c. Distance between consecutive Main building volumes: 20-65 feet
(Regulation: Side yard setback min. 10 ft.)

3. Form

a. Each building development consists of a main volume having a simple, rectangular plan with minimal secondary extensions and projections on front and sides. Rooms are added to the back (and sometimes to the sides) of the main volume in an incremental manner.

Secondary extensions and projections do not obscure/undermine the form of the main volume. They include open front porches small projecting rooms on first floor, and balconies, bay windows and dormers on upper floors.

b. Two-and-a-half floors high (half floor represents occupied floor space within the sloping roof).

c. Roof: All buildings considered in Area 2A have a simple, symmetrical gable roof with the gable end facing the street. The roof is covered mostly in asphalt/architectural shingles. Buildings located at corners provide a single gable front facing only one street edge.

Gable roof slope: 30-40 degrees

Spr. Pt. 15-23 feet and central ridge 28-35 feet

(Regulation: Height max. 35 ft.)

4. Front Façade

a. Greek Revival Style: Main volume of the building has a symmetrical composition about a central vertical axis. Secondary

extensions and projections do not obscure/undermine the symmetry of the main volume.

The front façade consists of one single dominant plane with no vertical or horizontal subdivisions. The façade in all cases is painted white. Wide square column pilasters on two corners of front facade. Main entrance doors are pronounced using small pedimented open porch elements, projecting pediments or entablatures, full or half pilasters, pedimented door surrounds, or simply by paneling the shutter or providing sidelights or transom windows. Main entrance door is usually located to one side of the facade leading to a side passage. Window openings and entrance door are arranged in 2-4 vertical bay compositions.

b. Roof:

Gable-vent provided (Ornamental in some cases). Boxed eaves. Boxed eave returns. Simple cornices (Dentils provided in some cases).

c. Windows:

% Openings on façade: 12-25% (in 4 representative cases) (Suggested guideline: 15-25%)

Double hung windows (6/6 and clear/clear), height approximately double the width, and louvered shutters on exterior. Simple window trim painted white (with slightly ornate mantel in some cases).

d. Material: Buildings considered in Area 2A are clad in narrow, horizontal white sidings (wood and vinyl). Only a few buildings are clad in natural wood shingles.

Area 2B: Look Street Type

Area 2B borders Area 2A on the western side and is defined by the single-family houses built along both sides of Look Street extending from Center Street to the north right down to State Road and those buildings built along Center Street between Area 2A and Pine Street. Buildings in Area 2B have share proximity and basic formal character with those buildings in Area 2A owing to street edge, building siting and basic form. They were mostly built in the early to mid-twentieth century with a few cases dating back to the mid and late-nineteenth century and so of mixed historical significance.

Salient Features

1. Area 2B consists of medium to large, one-and-a-half to two-and-a-half floors high buildings strung rhythmically along both sides of the pedestrian-scaled Look Street and the defined area of Center Street. Streets are lined with white picket fence.
2. Although each building is stylistically and formally different from the other, with an assortment of roof types, the building volumes provide for a consistent street experience;
Consistent building setback from street: 17-35 feet
Lot Frontage: 50-65 feet
Building width: 20-35 feet
Distance between consecutive buildings: 25-50 feet
All building have a sloping roof.
3. Degree of Homogeneity: Area 2B is not homogenous

Note: A total of 25 building developments were studied. Of these, 21 buildings follow

the basic area characteristics with respect to street edge, building siting, form and use. 2 of the 25 have not been included in the study - the M. V. Hebrew Center on Center Street owing to its sprawling parking lot and inconsistency with the basic scale and form of buildings in the area and the other being an empty lot adjacent to it. Owing to its general character, only 1 building – 135 Center Street – has been considered as a valuable exception to the area.

Detailed Characteristics

1. Street Edge

Note: Look Street is a two-way street with no parking. Spring Street is a one-way street with parallel parking on one side.

Discontinuous sidewalk on both sides of Look Street

Continuous sidewalk on both sides of Spring Street

- a. Consistent building setback from street: 17-35 feet.
(Regulation: Front setback min. 20 ft.)

2. Siting

- a. Lot Frontage: 50-65 feet (with consolidated lots' frontage ranging from 80-140 feet)
(Regulation: Frontage min. 80 ft.)
- b. Approximate width of building volume: 18-36 feet. Width remains within the range even in case of consolidated lots. For regular lots building width occupies between 40-50% of lot frontage.
- c. Distance between consecutive buildings: 25-50 feet (with a few exceptions)
(Regulation: Side yard setback min. 10 ft.)

3. Form

a. One-and-a-half to Two-and-a-half floors high (half floor represents occupied floor space within the sloping roof).

b. Roof: All buildings have a sloping roof.
(Regulation: Height max. 35 ft.)

Area 2C: State Road Historic Type



Co-op Bank Building, State Road



Residence of Luther West, State Road

Area 2C is defined by the historic single-family houses built along the northern side of State Road between Area 1 in the northeast down to the Look Street-State Road corner. Some of these buildings date right back to the eighteenth century having survived the fire in 1883 that destroyed all of Main Street. Houses in Area 2C have been owned and occupied by a number of individuals - captains, merchants and shop owners - at various stages in their long history. Earlier known as Beach Street, this section of State Road forms a valuable historic sub-district and establishes a historic connection with the present Beach Street House type. With the change in zoning, a large part of Area 2C today falls within the B1 Business district, but even though over time some of the buildings have adopted a commercial/mixed-use nature, the buildings still possess their historic

character. For example, the house occupied by Mrs. Daggett in 1883, now the M. V. Cooperative Bank preserves its main historic building at front while accommodating a larger program at the rear.

Salient Features

Area 2C consists of two basic building sub-types;

Degree of Homogeneity: Area 2C is 80% homogenous

Area 2C Sub-Type 1

1. The first, often referred to as the New England Large House consists of simple, large, two-and-a-half floors high buildings having gabled roofs with gable-side facing the street. *Note: The gable-side refers to the two longer sides of a gable-roofed building (not the sides referred to as gable-ends).* Streets are lined with white picket fence.

2. Although both sub-types differ formally they are consistent with respect to street edge and basic building siting. Both historic types are strung together rhythmically along the northern side of State Road. Area 2C Sub-Type 1 is similar to the Beach Street Type in Area 2E;

Building setback from street: 3-22 feet

Lot Frontage: 50-85 feet

Width of main volume: 25-35 feet

Height of central ridge: 28-35 feet

Gable roof slope: 30-35 degrees

3. Façade composition in 2 horizontal and 4 vertical bays. They are designed with colonial/classical (Georgian or Victorian) façade compositions, with the extent of ornamentation varying in each.

Windows: Double hung windows, (12/12),

Height approximately double the width,

simple white trim, louvered shutters on exterior

% Openings on façade: 25-35%

4. Buildings are clad with natural wood shingles and have white corner boards/posts.

Area 2C Sub-Type 2

1. The second, a type of Farmhouse, consists of simple, medium-sized, one-and-a-half floors high buildings having gabled roofs with gable-side facing the street. Streets are lined with white picket fence.

2. Area 2C Sub-Type 2 shares basic siting characteristics with Sub-Type 1;
Building setback from street: 3-22 feet
Lot Frontage: 50-85 feet
Width of main volume: 25-35 feet
Height of central ridge: 18-23 feet
Gable roof slope: 32-38 degrees

3. Façade composition in 1 horizontal bay and 3-4 vertical bays.

% Openings on façade: 25-35%

4. Buildings are clad with natural wood shingles and have white corner boards/posts. The predominant use of wood shingles on the façade, gives Area 2C its distinct historic character.

Note: A total of 10 building developments were studied. Of these, 5 buildings follow the basic area characteristics with respect to street edge, building siting, form, façade and style. 3 of the 10 have not been included in the study. 2 of the 10 buildings have been considered as being variations of the basic area characteristics.

Detailed Characteristics

1. Street Edge

Note: State Road is a busy two-way street with no parking. Continuous sidewalk along northern side of State Road.

a. No defined Lot Boundary: Sidewalk and site levels are almost the same. Grass from the lot simply abuts concrete sidewalk.

b. Driveways at front of lot.

c. Consistent Street Façade line: Was State Road widened recently?
Buildings set back from street: 3-22 feet
(Regulation: Zone R10 Front setback min. 20 ft.)
(Regulation: Zone B1 Front setback min. 0 ft.)

d. Entrance to buildings on front façade.

2. Siting

a. Lot Frontage: 50-85 feet (with consolidated or larger lots' frontage ranging from 130-160 feet.
(Regulation: Zone R10 Frontage min. 80 ft.)
(Regulation: Zone B1 Frontage min. 0 ft.)

b. Width of main building volume: 25-35 feet. Width remains within the range even in case of consolidated or larger lots. For regular lots building width occupies between 30-65%.

3. Form

Sub-Type 1: New England Large House

a. Each building consists of a main volume having a simple rectangular plan with minimal secondary projections on front and

sides. The longer side of the rectangle faces the street. Rooms are added to the back of the main volume in an incremental manner.

b. Two-and-a-half floors high (Half floor represents occupied floor space within the sloping roof).

c. Roof: All buildings have a simple, symmetrical gable roof with the gable side facing the street.

Gable roof slope: 30-35 degrees

Spr. Pt. 19-23 feet and central ridge 28-35 feet

(Regulation: Zone R10 and B1 Height max. 35 ft.)

Sub-Type 2: Farmhouse

a. Each building consists of a main volume having a simple rectangular plan with minimal secondary projections on front and sides. The longer side of the rectangle faces the street. Rooms are added to the back of the main volume in an incremental manner.

b. One-and-a-half floors high (Half floor represents occupied floor space within the sloping roof).

c. Roof: All buildings have a simple, symmetrical gable roof with the side facing the street. Dormer windows in one case.

Gable roof slope: 32-38 degrees

Spr. Pt. 9-11 feet and central ridge 18-23 feet

(Regulation: Zone R10 and B1 Height max. 35 ft.)

4. Front Facade

Sub-Type 1: New England Large House

a. Classical/Colonial Style: Front facade has a classical, symmetrical (Georgian) composition of windows and entrance door organized into two horizontal bays and 4 vertical bays. The main entrance door is located in the second or third bay. There are

no secondary extensions and projections on the facade.

The front façade consists of one single dominant plane with corner boards. Main entrance doors are pronounced using slightly projecting pediments or entablatures, full or half pilasters, pedimented door surrounds, or simply by paneling the shutter or providing sidelights or transom windows.

b. Windows:

% Openings on façade: 25-35% (Design guideline: 30-35%)

Double hung windows (12/12), height approximately double the width, and louvered shutters on exterior. Small flower planters hung outside first floor windows. Simple window trim painted white (with slightly ornate mantel in one case).

c. Material: Buildings considered as Sub-Type 1 in Area 2C are clad in wood shingles. Corner boards painted white.

Sub-Type 2: Farmhouse

a. Front façade consists of a single horizontal level divided into 3-4 vertical bays. The main entrance door is located in the second or third bay. There are no secondary extensions and projections on the facade.

Main entrance doors are slightly pronounced using small porch elements, projecting pediments or entablatures, full or half pilasters, pedimented door surrounds, or simply by paneling the shutter or providing sidelights or transom windows.

b. Windows:

% Openings on façade: 25-35% (Design guideline: 25-35%)

Double hung windows, height approximately double the width.

Simple window trim painted white.

c. Material: 3 out of the 4 buildings considered as Sub-type 2 in Area 2C are

clad in natural wood shingles. Corner boards painted white. 1 of the 4 buildings is clad with white sidings.

Area 2D: State Road Type



State Road looking east



Edgartown and State Roads: Topographical features

Area 2D is defined by the single-family houses built along both sides of State Road (excluding Area 2C) mostly built towards the end of the nineteenth century through to the early twentieth. It extends along the length of State Road from the Main Street downtown right up to the Business District B2. The 3 buildings along the southern side of Beach Street up to 11 Beach Street are also included in Area 2D. The two ends of the Area 2D are located in the Business Districts B1 and B2, as a result of which some of the buildings have adopted a commercial/mixed-use nature. Buildings built close to Main Street are generally older than those built in the upper areas and have maintained their character to this day. A number of recent, non-contextual commercial developments along the center portion of

State Road threaten to change its character drastically.

Salient Features

1. Area 2D consists of small to large-sized, one-and-a-half to two-and-a-half floors high buildings organized loosely along State Road and having very basic formal and dimensional characteristics in common. And although most of the buildings have a characteristic open *porch-like or portico element at the front*, it is the larger topographical features and natural landscape visible along State Road that really gives it its character;

2. Building setback from street:
When lot has gradual slope: 5-30 feet
When lot has steep slope: 50-75 feet
Lot Frontage: 50-85 feet
Building width: 20-40 feet

3. Buildings are clad in natural wood shingles.

4. Degree of Homogeneity: Area 2D is 50% homogenous

Note: Area characteristics have been determined based on a total of 26 buildings visible in the map. Buildings along upper State Road not included in the study have also been considered to define the characteristics of the area. Older buildings have been given precedence over recent developments to describe the historic pattern of development along State Road. Of the 26 studied, 14 follow the basic characteristics with respect to street edge, building siting and form. 6 of the 26 buildings have not been included in the study. Another 6 of the 26 buildings have been considered as being variations of the basic area characteristics.

Detailed Characteristics

1. Street Edge

Note: State Road is a busy two-way street with no parking. Continuous sidewalk on northern side of State Road.

a. Lot boundary:

If the level of street and site are almost the same (at the site boundary) there is no defined lot boundary. Grass from the lot simply abuts concrete sidewalk or asphalt road (with picket fences in 4 cases close to Main Street).

If the level of the street is lower than that of the site (at the site boundary), a retaining wall of rounded sea stone masonry is built up to a maximum height of 4 feet.

b. Driveways at front of lot.

c. Street Façade line consistent with respect to topography: Was State Road widened recently?

Buildings close to Main Street set back from street: 5-30 feet. Where slope of lot is greater setback from street increases to 50-75 feet.

(Regulation: Zone R10 Front setback min. 20 ft.)

(Regulation: Zone B1 Front setback min. 0 ft.)

d. Large number of natural and recently planted trees at front of lot. Small gardens at front.

e. Entrance to buildings on front façade: 16 of the 26 buildings in Area 2D have an open front porch or portico element of varying configuration and design, facing State Road. These porches and porticoes are

only on the first floor and have hipped or pitched roofs. They are elaborate in bigger houses often extending to the sides. Similar open porch element is built at front of the houses in the upper State Road area as well.

2. Siting

a. Lot Frontage: 50-85 feet (with consolidated or larger lots' frontage ranging from 110-160 feet).

(Regulation: Zone R10 Frontage min. 80 ft.)

(Regulation: Zone B1 Frontage min. 0 ft.)

b. Building Width: 20-40 feet. Width remains within the range even in case of consolidated lots. For regular lots building width occupies between approximately 30-55% of lot frontage.

3. Form

a. One-and-a-half to Two-and-a-half floors high (half floor represents occupied floor space within the sloping roof).

b. Roof: 12 of the 20 buildings included in Area 2D have a simple, symmetrical gable roof with the gable end facing the street. Other buildings have hipped, pitched, gable roof with gable side facing the street, or combinations of the above.

4. Front Façade

a. Material: 16 of the 20 buildings included in Area 2D are clad in natural wood shingles. The other 4 are clad in white sidings.

Area 2E: Beach, Water and Union Streets Historic Type - The New England Large House Type - Colonial Type (Common categorization)



Part of 1914 Map: Beach and Water Street Houses



Clement Cleveland House (No. 221 in map above) at left and Susan Allen House at right, Beach Street



Nye House (No. 254) at left and Frank Bodfish House (No. 255) at right, Beach Street. Now the site for the Post Office and Fire Station respectively.



Beach Street_early twentieth century



Great House, Water Street. Moved to West Chop in the mid twentieth century



Water and Union Streets: Small commercial shed buildings

Area 2E is defined by the historic single-family houses built along both sides of Beach Street, along the eastern side of Cromwell Lane and along the western side of Lagoon Pond Road up to the end of the Post Office lot. Houses built along Cromwell Lane also

front Water Street and were also accessed historically from their large front yards. Beach, Water and Union Streets are some of the oldest streets in the town of Tisbury providing access to the harbor and Main Street. Four of the five buildings considered for the study were built in the eighteenth century having survived the fire in 1883 that destroyed all of Main Street. Houses in Area 2E have been owned and occupied by a number of individuals - captains, merchants and shop owners - at various stages in their long history. This section of the harbor area forms a valuable historic sub-district. With the change in zoning, Area 2E today falls within the B1 Business district with one part in the Waterfront/Commercial district. Over time some of the buildings adopted a commercial/mixed-use nature, and were either destroyed by natural disaster or demolished and moved for redevelopment. Area 2E only possesses small fragments of its historic character.

Salient Features

1. Area 2E is defined by a basic building type, often referred to as the New England Large House. It consists of simple, large, two-and-a-half floors high buildings, having gabled roofs with gable-side facing the street, strung rhythmically along pedestrian-scaled streets. *Note: Historic photographs of Beach Streets suggest that right up to the thirties Beach Street maintained a pedestrian scale and character.* Streets are lined with white picket fence.

2. This type is similar to the State Road Historic Type in Area 2C.

Consistent setback from Beach Street: 3-15 feet

Consistent setback from Lagoon Pond Road: 10-40 feet

Lot Frontage: 50-85 feet

Width of main building: 22-42 feet

Distance between consecutive buildings: 30-50 feet

Height of central ridge: 28-35 feet

Gable roof slope: 30-35 degrees

3. Façade composition in 2 horizontal and 3-5 vertical bays. The buildings are designed with colonial/classical (Georgian or Victorian) façade compositions, with the extent of ornamentation varying in each. Windows: Double hung, (12/12), height approximately double the width, simple white trim, louvered shutter on exterior. % Openings on façade: 25-35%

4. All buildings are clad in natural wood shingles. Corner posts/boards painted white.

5. Degree of Homogeneity: Area 2E is heterogeneous

Note: Defining characteristics for Area 2E are based on 5 historic buildings remaining within the area defined by Beach, Water and Union Streets including Cromwell Lane. These characteristics have been confirmed by historic photographs of buildings along Beach and Union Streets and Cromwell Lane that have either been demolished or moved to other locations in the last fifty years. Furthermore, piecemeal development and non-contextual architecture of the recently built projects in the area due to its proximity to the harbor and Main Street have changed the character of the area drastically. The below mentioned characteristics describe the historic (pre-twentieth century) pattern of development in the area. A total of 22 building developments were studied. Of these, 5 buildings follow the basic area characteristics with respect to street edge, building siting, form, façade and style. 13 of

the 22 buildings have not been included in the study. The remaining 4 buildings have been considered as being variations of the basic area characteristics or as valuable exceptions to them.

Detailed Characteristics

1. Street Edge

Note: Beach and Water Streets are busy two-way streets with no parking (Except 4 parallel parking spots on Water Street along the Steamship Authority building)

Union Street is a one-way street with parallel parking on one side

Cromwell Lane is a one-way street (dirt road) with no parking

Lagoon Pond Road is a two-way street with no parking within the area

Continuous sidewalk along both sides of Beach, Water and Union Streets

Continuous sidewalk along western side of Lagoon Pond Road.

No sidewalk along Cromwell Lane

a. Lot Boundary is well defined by a white picket fence approximately 2.5-3.5 feet high.

b. Consistent Street Façade line:
For Beach Street setback of main building from street: 3-15 feet. Landscaped garden at front.

For Lagoon Pond Road and Cromwell Lane setback of main building from street: 10-40 feet.

(Regulation: Zone B1 Front setback min. 0 ft.)

(Regulation: Zone W/C Front setback min. 20 ft.)

c. Residential/Commercial use: Main entrance door on front façade.

2. Siting

a. Lot Frontage: 50-85 feet. Consolidated lots are not included in study.
(Regulation: Zone B1 Frontage min. 0 ft.)
(Regulation: Zone W/C Frontage min. 20 ft.)

b. Width of Main building volume: 22-42 feet. Width remains within the range even in the case of larger lots. For regular lots building width occupies between 40-60% of lot frontage.

c. Distance between consecutive building volumes: approximately 30-50 feet
(Regulation: Zone B1 Side yard setback min. 2 ft.)
(Regulation: Zone W/C Side yard setback min. 20/4 ft.)

3. Form

a. Each building consists of a main volume having a simple rectangular plan with minimal secondary projections on front and sides. The longer side of the rectangle faces the street and is the front of the building. Rooms are added to the back of the main volume in an incremental manner.

b. Two-and-a-half floors high (Half floor represents occupied floor space within the sloping roof).

c. Roof: All buildings have a simple, symmetrical gable roof with the gable side facing the street (Historic photographs suggest that 2 buildings had a symmetrical hipped roof with the hip side facing the street).

Gable roof slope: 30-35 degrees (Hip roof approximately same)
Spr. Pt. 15-23 feet and central ridge 28-35 feet (Hip roof approximately same)
(Regulation: Zone B1 Height max. 35 ft.)
(Regulation: Zone W/C Height max. 28 ft.)

d. Material: Buildings are clad in natural wood shingles. Corner boards painted white.

4. Front Façade

a. Classical/Colonial Style: Front facade has a classical, symmetrical (Georgian) composition of windows and entrance door organized into two horizontal bays and 3-5 vertical bays. The main entrance door is located at the center in case of 3 or 5 bays and in the second or third bay in case of 4 bays. There are no secondary extensions and projections on the facade.

Note: Historic photographs suggest that some houses had a portico or porch –like element on the first floor. These would have been on the front and sides of the main building.

The front façade consists of one single dominant plane with corner boards. Main entrance doors are pronounced using slightly projecting pediments or entablatures, full or half pilasters, pedimented door surrounds, or simply by paneling the shutter or providing sidelights or transom windows.

b. Roof: Boxed eaves, simple cornices, brick chimney(s) visible clearly

c. Windows:

% Openings on façade: 25-35% (Suggested guideline: 30-35%)

Double hung windows (12/12), height approximately double the width, and louvered shutters on exterior.

Simple window trim painted white (with slightly ornate mantel in one case).

Area 2F: Lagoon Pond Road Historic Type



Lagoon Pond Road

Area 2F is defined by the single-family/multi-family houses built along the western side of Lagoon Pond Road after the Post Office lot. They were built in the early twentieth century at the time when all of downtown and the harbor area were undergoing rapid growth and reorganization. The entire Area 2F today is located in the Waterfront/Commercial District and have adopted a multi-family/commercial/mixed-use nature.

Salient Features

1. Area 2F consists of simple, small to medium-sized, two to two and-a-half floors high buildings, having gabled roofs with gable ends facing the street, strung rhythmically along the street.
2. Area 2F has a distinct character from the rest of the downtown area with its characteristic street and building front;
Consistent building setback from street: 7-15 feet
Lot Frontage: 25-30 feet
Building width: 15-22 feet
Distance between consecutive buildings: 7-15 feet
Height of central ridge: 20-25 feet

Gable roof slope: 32-42 degrees

3. Symmetrical Façade composition. First floor is composed into 2-3 vertical bays and second floor into 1-2 vertical bays.
Windows: double hung, (clear/clear), height approximately double the width, simple white trim, louvered shutters on exterior.
% Openings on façade: 15-20%

4. Buildings are clad in natural wood shingles and horizontal white sidings.

5. Degree of Homogeneity: Area 2F is 50% homogenous

Note: A total of 12 building developments were studied. Of these, 4 of the historic buildings follow the basic area characteristics with respect to street edge, building siting, form, façade and use. 6 of the 12 buildings have not been included in the study. The 2 remaining buildings have been considered as being variations of the basic area characteristics.

Detailed Characteristics



Lagoon Pond Road_2009

1. Street Edge

Note: Lagoon Pond Road is a two-way street with no parking. Continuous sidewalk on western side of Lagoon Pond Road

- a. Lot Boundary not defined: Grass from the lot simply abuts concrete sidewalk.
- b. Driveways: Driveway access is provided at the front of the lot. Driveways of two adjacent properties are both mostly located along the common lot boundary.
- c. Consistent Street Façade Line:
Building setback from street: 7-15 feet.
Landscaped garden at front.
(Regulation: Front setback min. 20 ft.)
2 out of the 4 buildings have a one floor high front porch-like element approximately 3-5 feet in depth projecting into front setback.
High plinth level: 1.5-3.5 feet
- d. Mixed-use/Commercial Use: Main entrance door on front façade

2. Siting

- a. Lot Frontage: 25-30 feet (with consolidated lots' frontage ranging from 45-55 feet)
(Regulation: Frontage min. 20 ft.)
- b. Building Width: 15-22 feet. Building width occupies between approximately 60-75% of lot frontage.
- c. Distance between consecutive buildings: 7-15 feet
(Regulation: Zone W/C Side yard setback min. 20/4 ft.)

3. Form

- a. Each building consists of a main building volume having a simple, rectangular plan with minimal secondary extensions and projections on front and sides (with front porch-like element in 2 cases)
- b. Two to Two-and-a-half floors high (half floor represents occupied floor space within sloping roof.
- c. Roof: All buildings considered in Area 2F have a simple, symmetrical gable roof with the gable end facing the street.

Gable roof slope: 32-42 degrees

Spr. Pt. 15-17 feet and central ridge 20-25 feet
(Regulation: Height max. 28 ft.)

4. Front Façade

- a. Main building has a symmetrical composition about a central vertical axis.

The front façade consists of one single dominant plane with no vertical or horizontal subdivisions. Windows and main entrance door are composed into two horizontal bays. First floor is composed into 2-3 vertical bays and second floor is composed into 1-2 vertical bays.

b. Roof: Eave returns in 2 cases. Gable vent provided.

c. Windows:

% Openings on façade: approximately 15-20%

Double hung windows (clear/clear), height approximately double the width, and louvered shutters on exterior.

Simple window trim painted white.

d. Material: 3 of the 4 buildings considered in Area 2F are clad in wood shingles. 1 of the 4 buildings is clad in wide, horizontal white sidings.

Area 2G: Lagoon Pond Road (east) Type

Area 2G is defined by the group of buildings built along the eastern side of Lagoon Pond Road from the Bicycle Rental shop at five corners in the north down to 80 Lagoon Pond Road just before the large commercial lot at the Lagoon Pond harbor. It is located completely within the Waterfront/Commercial District of the Tisbury Zoning. The buildings were mostly built between 1920-1940 and formed a distinct cluster of small buildings amidst the larger shed and warehouse buildings being built in its vicinity. They also contribute significantly to the character of Lagoon Pond Road owing to their location directly opposite Area 2F.

Salient Features

1. Area 2G consists of small to medium-sized, one to one-and-a-half floors high buildings, having gabled roofs with gable end or gable-side facing the street, strung rhythmically along the street.
2. Although the buildings in Area 2G differ stylistically, they are consistent with respect to their basic formal characteristics;
Lot Frontage: 40-65 feet
Building setback from street: 5-40 feet
Width of building: 25-40 feet
Height of gable ridge: 15-23 feet
3. Buildings are clad in natural wood shingles.
4. Degree of Homogeneity: Area 2G is 50% homogenous

Note: A total of 11 building developments were studied. Of these, 5 buildings were not included in the study.

Detailed Characteristics



Lagoon Pond Road (east)_2009

1. Street Edge

Note: Lagoon Pond Road is a two-way street with parking on shoulder along south side of Area 2G. No sidewalk along Area 2G.

- a. Lot Boundary:
If the level of street and site are almost the same there is no defined boundary.
If the level of street is lower than that of the site (at the site boundary), a retaining wall of rounded sea stone masonry or concrete is built up to a maximum height of 3 feet.
- b. Driveways at front of lot off Lagoon Pond Road.
- c. Mixed-use/Commercial Use: Main entrance door on front façade.

2. Siting

- a. Lot Frontage: 45-65 feet (with consolidated lots' frontage ranging from 85-130 feet)

(Regulation: Frontage min. 20 ft.)

b. Building setback from street: 5-40 feet
(Regulation: Front setback min. 20 ft.)

c. Width of building: approximately 25-40 feet.

3. Form

a. One to One-and-a-half floors high (half floor represents occupied floor space within the sloping roof).

b. Roof: All buildings considered in Area 2G have a gable roof with gable front or side facing the street. Roofs have varying details including roof trims, boxed eaves and dormer windows.

Spr. Pt. 9-15 feet and central ridge 15-23 feet.

(Regulation: Height max. 28 ft.)

4. Front Facade

a. Material: Buildings are clad in natural wood shingles.

Area 2H: Main Street (East) House Type



Aerial view of West Chop with Main Street Houses at upper right

Area 2H is defined by the historic single-family houses built east of Main Street right down to the shore/beach edge. The area extends north from Area 1 up to Crocker Ave and includes those houses either fronting Main Street or the sea. These houses are some of the oldest buildings in the town of Tisbury and most of them were built in the eighteenth and nineteenth centuries having survived the fire in 1883 that destroyed all of Main Street downtown. Houses in Area 2H have been owned and occupied by a number of individuals - captains, merchants and shop owners - at various stages in their long history. As a result, buildings vary considerably in form, and style. In fact, Area 2H is composed of a number of sub-types all of which have been previously described in this report. The following defining characteristics for Area 2H locate these various types to describe a historic pattern of building and development in the area. The entire Area 2H is located within the R25 Zoning District and maintains its historical residential character to this day. It also forms a valuable historic sub-district within the Main Street/Water Street area.

Salient Features

1. Area 2H consists of large, one-and-a-half to two-and-a-half floors high buildings strung along Main Street forming a pedestrian edge while also being visible from the beach and harbor area. This double frontage makes Area 2H of great significance with respect to historic view-sheds.

2. Area 2H consists of buildings with defining characteristics shared mostly by those in Area 2A, 2B and both sub-types in 2C. And although most of the buildings have been extended extensively (less so in some cases) their basic formal and stylistic characteristics can still be discerned. Please refer Types 2A, 2B and 2C in this report for salient features of buildings.

3. Degree of Homogeneity: Area 2H is heterogeneous

Note: A total of 23 building developments were studied. Of these, 19 buildings follow the mixed area characteristics with respect to street edge, building siting, form, façade and style. 3 of the 22 buildings have not been included in the study and the 3 remaining buildings have been considered as being valuable exceptions to the area.

Detailed Characteristics



Main Street (east)_2009

1. Street and Beach Edge

Note: Main Street is a one-way street with no parking along eastern side. No street access along Beach.

Dis-continuous sidewalk along east side of Main Street.

Beach is accessible to public/pedestrian.

a. Lot Boundary:

Picket fence approximately 3-3.5 feet high, is constructed along the boundary (in 2 cases there is no well-defined boundary).

There is no well defined boundary along beach edge. Grass and shrubs from the lot simply abut the sandy beach in a natural, irregular boundary.

b. Driveways:

Driveways are located along front of Main Street Lots. Other lots are accessed along Owen Park Way and Crocker Avenue or along private access roads.

c. (Almost) consistent Street Façade Line:

Building setback from Main Street: 5-25 feet (Types 2A, 2B and 2C)
(Regulation: Front setback min. 25 ft.)

Consistent Beach Façade line: building
Setback varies with shore profile.

d. Residential Use: Entrance door located on front façade for buildings fronting Main Street. Entrance door located on side or rear façade for buildings fronting the sea.

2. Siting

a. Lot Frontage along Main Street: 35-100 ft. (Types 2A, 2B and 2C)

Lot Frontage along beach: 25-230 ft. (Types 2B and 2C)
(Regulation: Frontage min. 125 ft.)

b. Building widths along Main Street: 22-35 ft. (Types 2A, 2B and 2C)

Building widths along beach: 22-35 ft. (Types 2B and 2C) with 1 exception width: 50 feet

3. Form

a. Each building development consists of a main volume having a simple, rectangular plan with minimal to extensive secondary extensions and projections on all sides.

Secondary extensions and projections partially obscure/undermine the form of the main volume. These include porticoes, porches, large extensions or rooms, balconies, overhangs and bay windows.

b. Within Area 2H: Type 2A, 2B and 2C are Two-and-a-half floors high and Type 2C is One-and-a-half floors high (half floor represents occupied floor space within the sloping roof).

c. Roof:
Within Area 2H:

All main buildings indicated as Type 2A have a simple, symmetrical gable roof with the gable end facing the street.

All main buildings indicated as Type 2B have a sloping roof

All main buildings indicated as Type 2C have a simple, symmetrical gable roof with the gable side facing the street/sea
(Regulation: Height max. 35 ft.)

4. Front Facade

a. Refer Type 2A, 2B and 2C for respective style, details and material.

Area 3: Beach Road Type



Beach Road_mid twentieth century

Area 3 is defined by the various buildings built along both sides of Beach Road and its surrounding areas. The first buildings in this area were built close to Five Corners in the early twentieth century during which reclamation of land along both sides of Beach Road continued to take place. The Legrand Lockwood Aldrich Garage (also Dukes County Garage) is an iconic building of the time and still remains an important landmark in the Area. A number of buildings have also been moved to this area from various parts of the downtown area at the time of re-development. As a result, Area 3 consists of a few old buildings although their presence along Beach Road might be more recent. Area 3 extends from Five Corners in the west to as far east as 135 Beach Road on the south side and 164 Beach Road on the north side. Beyond this boundary buildings along Beach Road comprise large metal sheds or containers with use associated with the commercial harbor. It also includes buildings built on the east side of Water Street up to 11 Water Street and the commercial harbor facility at the Lagoon Pond (100 Lagoon Pond Road). It is located completely in the Waterfront/Commercial Zoning District with a majority of coastal buildings built within the 100 foot zone.

Salient Features

Area 3 consists of various types of buildings related mostly to the commercial harbor. However, for the purpose of this report, buildings in Area 3 have been categorized into two general sub-types based on dimensions and proportions of buildings; Degree of Homogeneity: Area 3 is 50% homogenous

Area 3 Sub-Type 1

1. The first, the Shed Type, consists of simple, large, long, gable-roofed buildings with aspect ratio min. 1:1.5 with the shorter side (gable end) facing the street. They contain single volumes or intermediate floors rising as high as two-and-a-half floors. Building setback from street: 0-22 feet
Building width: 25-50 feet
Height of highest shed: 31 feet
2. Symmetrical façade composition in horizontal and vertical bays
Windows: vertical proportion, simple white trim
3. Buildings are clad in natural wood shingles.

Area 3 Sub-Type 2

1. The second, the Barn Type, consists of simple, small to medium sized, squat, gable-roofed buildings with aspect ratio max. 1:2.5. They rise to a maximum of one-and-a-half floors.
Maximum length of any side of building: 35 feet
Height of highest barn: 25 feet
2. Windows: vertical proportion, simple white trim

3. Buildings are clad in natural wood shingles.

Note: Defining characteristics for Area 3 below have been prepared to describe a historic pattern of development in the area. The proliferation of recently built metal sheet sheds for purposes of commercial warehousing or light manufacturing has threatened to drastically change the character of the area. These buildings have not been included in the study. A total of 35 building developments were studied that contain approximately 61 individual buildings (since lot sizes in Area 3 are large, a number of buildings have been built within each lot). 5 lots are vacant or used as parking lots. Approximately 30 of the 61 individual buildings have not been included in the study comprising mostly of large metal sheds that are inconsistent with the traditional character of the area. 9 of the 61 buildings have been considered as being variations of the basic area characteristics or as valuable exceptions to them. These include the Dukes County Garage, 45 Beach Road (Tisbury Environmental Service Inc.) and the Tisbury Marketplace among others.

Detailed Characteristics



View out to sea, Beach Road_2009

1. Street Edge

- a. Beach Road is a two-way street with no parking
- b. Continuous sidewalk up to the gas station on the north side of Beach Road
Continuous sidewalk on south side of Beach Road
- c. Lot Boundary:
No defined lot boundary in most cases. Grass or asphalt from site simply abuts the sidewalk. In some cases there is a hedge defining the lot boundary.
- d. Driveways:
Driveways are located at front of lots. Most properties along Beach Road have parking spaces for 5 cars or more.
- e. Commercial/Mixed-Use

2. Siting

- a. Building setback from Street: 0-22 feet
(Regulation: Front setback min. 20 ft.)

b. Approximate dimensions and proportions of buildings:

Shed Type: Buildings are long with aspect ratio min. 1:1.5. Shorter side faces the street. Width of building: 25-50 feet

Barn Type: Buildings are rectangular with aspect ratio max. 1:2.5. Any side of building max. length: 35 feet.

3. Form

a. Each building consists of a main volume having a simple, rectangular plan with minimal secondary extensions and projections on front and sides. Rooms are added to the back and sides in an incremental manner.

Secondary extensions and projections do not obscure/undermine the form of the main volume. They include open front porches or projecting rooms and overhangs. 3 Buildings have a porch on sea side.

b. Shed volumes are usually taller up to Two-and-a-half floors high.

Barn volumes are usually lower but can also be One-and-a-half floors high.

(The volumes could be sub-divided into levels or be a single large space)

c. Roof

More than 65% of the buildings considered in Area 3 have a simple, symmetrical gable roof with gable end facing the street. 25% of the buildings have a simple gable roof with gable side facing the street.

Shed Type: Maximum height of Spr. Pt. 20 feet and Central Ridge 31 feet

Barn Type: Maximum height of Spr. Pt. 17 feet and Central Ridge 25 feet

(Regulation: Height max. 28 ft.)

4. Front Facade

a. Main volume of the building has a symmetrical composition about a central vertical axis.

The front façade consists of one single dominant plane with no vertical or horizontal subdivisions. Corner boards painted white. Window openings and entrance door are arranged in varying vertical and horizontal bay compositions.

b. Windows:

Windows have vertical proportions and Simple window trim painted white (with slightly ornate mantel in some cases)

c. Material: Buildings considered in Area 3 are clad in natural wood shingles.

2.3.3. Design Guidelines

Area 1: Main Street Downtown Type/Detached Town-house type

1. Area 1 consists of simple, large, two-and-a-half to three-and-a-half story high buildings having gabled roofs with gable ends fronting the street, set close to each other giving the impression of a street fronted by a continuous set of town-houses.

2. The buildings have a 0 feet setback at front with a characteristic commercial edge-front to the street.

3. Although the buildings vary stylistically their formal characteristics are consistent;
Building width: 25-35 feet
Distance between buildings: 4-12 feet
Height for Two-and-a-half floors: 28-32 feet
Height for Three-and-a-half floors: 36-42 feet
Gable roof slope: 30-45 degrees

4. Symmetrical façade composition:
Double hung windows (6/6, clear/clear), height approximately double the width, louvered shutters on exterior
Openings on façade:
30-40% openings including commercial shop front window
15-25% openings excluding commercial shop front window

5. White, horizontal sidings on all surfaces of these buildings gives Area 1 its distinct character. Corner posts painted white.

Area 2A: William Street Type

1. Area 2A consists of large, one-and-a-half to two-and-a-half floors high buildings, having gabled roofs with gable ends facing

the street, strung rhythmically along both sides of pedestrian-scaled streets. Streets are lined with white picket fence.

2. Buildings are strikingly consistent not only in their formal character but also in their architectural ornamentation and detailing. Consistent street façade with buildings setback from street: 12-20 feet
Lot Frontage: 60-85 feet
Width of Main building volume: 22-35 feet
Height of central ridge: 28-35 feet
Gable roof slope: 30-40 degrees

3. Symmetrical façade composition: A large number of house facades were designed in the Greek Revival Style, one that was popularized across the United States during the mid-nineteenth century.
Windows: Double hung windows (6/6, clear/clear), height approximately double the width, simple white trim and louvered shutters on exterior
% Openings on façade: 12-25%

4. The predominant use of white, horizontal sidings on all surfaces of these buildings gives Area 2A its distinct character.

Area 2B: Look Street Type

1. Area 2B consists of medium to large, one-and-a-half to two-and-a-half floors high buildings strung rhythmically along both sides of the pedestrian-scaled Look Street and the defined area of Center Street. Streets are lined with white picket fence.

2. Although each building is stylistically and formally different from the other, with an assortment of roof types, the building volumes provide for a consistent street experience;

Consistent building setback from street: 17-35 feet
Lot Frontage: 50-65 feet
Building width: 20-35 feet
Distance between consecutive buildings: 25-50 feet
All building have a sloping roof.

Area 2C: State Road Historic Type

Area 2C consists of two basic building sub-types;

Area 2C Sub-Type 1

1. The first, often referred to as the New England Large House consists of simple, large, two-and-a-half floors high buildings having gabled roofs with gable-side facing the street. *Note: The gable-side refers to the two longer sides of a gable-roofed building (not the sides referred to as gable-ends).* Streets are lined with white picket fence.
2. Although both sub-types differ formally they are consistent with respect to street edge and basic building siting. Both historic types are strung together rhythmically along the northern side of State Road. Area 2C Sub-Type 1 is similar to the Beach Street Type in Area 2E;
Building setback from street: 3-22 feet
Lot Frontage: 50-85 feet
Width of main volume: 25-35 feet
Height of central ridge: 28-35 feet
Gable roof slope: 30-35 degrees
3. Façade composition in 2 horizontal and 4 vertical bays. They are designed with colonial/classical (Georgian or Victorian) façade compositions, with the extent of ornamentation varying in each.
Windows: Double hung windows, (12/12),
Height approximately double the width,

simple white trim, louvered shutters on exterior
% Openings on façade: 25-35%

4. Buildings are clad with natural wood shingles and have white corner boards/posts.

Area 2C Sub-Type 2

1. The second, a type of Farmhouse, consists of simple, medium-sized, one-and-a-half floors high buildings having gabled roofs with gable-side facing the street. Streets are lined with white picket fence.
2. Area 2C Sub-Type 2 shares basic siting characteristics with Sub-Type 1 ;
Building setback from street: 3-22 feet
Lot Frontage: 50-85 feet
Width of main volume: 25-35 feet
Height of central ridge: 18-23 feet
Gable roof slope: 32-38 degrees
3. Façade composition in 1 horizontal bay and 3-4 vertical bays.
% Openings on façade: 25-35%
4. Buildings are clad with natural wood shingles and have white corner boards/posts. The predominant use of wood shingles on the façade, gives Area 2C its distinct historic character.

Area 2D: State Road Type

1. Area 2D consists of small to large-sized, one-and-a-half to two-and-a-half floors high buildings organized loosely along State Road and having very basic formal and dimensional characteristics in common. And although most of the buildings have a characteristic open *porch-like or portico element at the front*, it is the larger topographical features and natural

landscape visible along State Road that really gives it its character;

2. Building setback from street:

When lot has gradual slope: 5-30 feet

When lot has steep slope: 50-75 feet

Lot Frontage: 50-85 feet

Building width: 20-40 feet

3. Buildings are clad in natural wood shingles.

Area 2E: Beach, Water and Union Streets Historic Type – The New England Large House Type – Colonial Type (Common categorization)

1. Area 2E is defined by a basic building type, often referred to as the New England Large House. It consists of simple, large, two-and-a-half floors high buildings, having gabled roofs with gable-side facing the street, strung rhythmically along pedestrian-scaled streets. *Note: Historic photographs of Beach Streets suggest that right up to the thirties Beach Street maintained a pedestrian scale and character.* Streets are lined with white picket fence.

2. This type is similar to the State Road Historic Type in Area 2C.

Consistent setback from Beach Street: 3-15 feet

Consistent setback from Lagoon Pond Road: 10-40 feet

Lot Frontage: 50-85 feet

Width of main building: 22-42 feet

Distance between consecutive buildings: 30-50 feet

Height of central ridge: 28-35 feet

Gable roof slope: 30-35 degrees

3. Façade composition in 2 horizontal and 3-5 vertical bays. The buildings are designed

with colonial/classical (Georgian or Victorian) façade compositions, with the extent of ornamentation varying in each. Windows: Double hung, (12/12), height approximately double the width, simple white trim, louvered shutter on exterior. % Openings on façade: 25-35%

4. All buildings are clad in natural wood shingles. Corner posts/boards painted white.

Area 2F: Lagoon Pond Road Historic Type

1. Area 2F consists of simple, small to medium-sized, two to two and-a-half floors high buildings, having gabled roofs with gable ends facing the street, strung rhythmically along the street.

2. Area 2F has a distinct character from the rest of the downtown area with its characteristic street and building front; Consistent building setback from street: 7-15 feet

Lot Frontage: 25-30 feet

Building width: 15-22 feet

Distance between consecutive buildings: 7-15 feet

Height of central ridge: 20-25 feet

Gable roof slope: 32-42 degrees

3. Symmetrical Façade composition. First floor is composed into 2-3 vertical bays and second floor into 1-2 vertical bays. Windows: double hung, (clear/clear), height approximately double the width, simple white trim, louvered shutters on exterior. % Openings on façade: 15-20%

4. Buildings are clad in natural wood shingles and horizontal white sidings.

Area 2G: Lagoon Pond Road (east) Type

1. Area 2G consists of small to medium-sized, one to one-and-a-half floors high buildings, having gabled roofs with gable end or gable-side facing the street, strung rhythmically along the street.
2. Although the buildings in Area 2G differ stylistically, they are consistent with respect to their basic formal characteristics;
Lot Frontage: 40-65 feet
Building setback from street: 5-40 feet
Width of building: 25-40 feet
Height of gable ridge: 15-23 feet
3. Buildings are clad in natural wood shingles.

Area 2H: Main Street (East) House Type

1. Area 2H consists of large, one-and-a-half to two-and-a-half floors high buildings strung along Main Street forming a pedestrian edge while also being visible from the beach and harbor area. This double frontage makes Area 2H of great significance with respect to historic view-sheds.
2. Area 2H consists of buildings with defining characteristics shared mostly by those in Area 2A, 2B and both sub-types in 2C. And although most of the buildings have been extended extensively (less so in some cases) their basic formal and stylistic characteristics can still be discerned. Please refer Types 2A, 2B and 2C in this report for salient features of buildings.

Area 3: Beach Road Type

Area 3 consists of various types of buildings related mostly to the commercial harbor. However, for the purpose of this report, buildings in Area 3 have been categorized into two general sub-types based on dimensions and proportions of buildings;
Area 3 Sub-Type 1

1. The first, the Shed Type, consists of simple, large, long, gable-roofed buildings with aspect ratio min. 1:1.5 with the shorter side (gable end) facing the street. They contain single volumes or intermediate floors rising as high as two-and-a-half floors.
Building setback from street: 0-22 feet
Building width: 25-50 feet
Height of highest shed: 31 feet

2. Symmetrical façade composition in horizontal and vertical bays
Windows: vertical proportion, simple white trim

3. Buildings are clad in natural wood shingles.

Area 3 Sub-Type 2

1. The second, the Barn Type, consists of simple, small to medium sized, squat, gable-roofed buildings with aspect ratio max. 1:2.5. They rise to a maximum of one-and-a-half floors.
Maximum length of any side of building: 35 feet
Height of highest barn: 25 feet

2. Windows: vertical proportion, simple white trim

3. Buildings are clad in natural wood shingles.

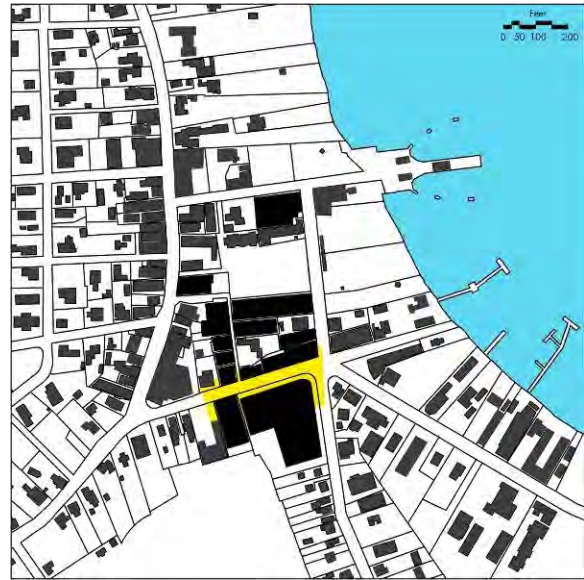
2.4. Future Scenarios

The following are illustrations of possible development scenarios in the Main/Water Streets Area. Fifteen sites, which may be re-developed in the future owing to their prime location in the downtown and harbor area, were chosen to illustrate two possible future scenarios.

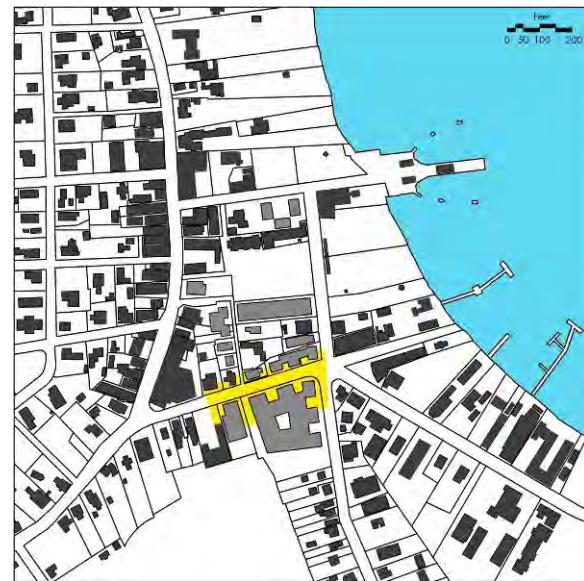
1. Maximum Build-out under the current Zoning regulations.
2. Build-out using the above mentioned Design Guidelines.

Each following page consists of an existing view followed by the two possible build-out scenarios.

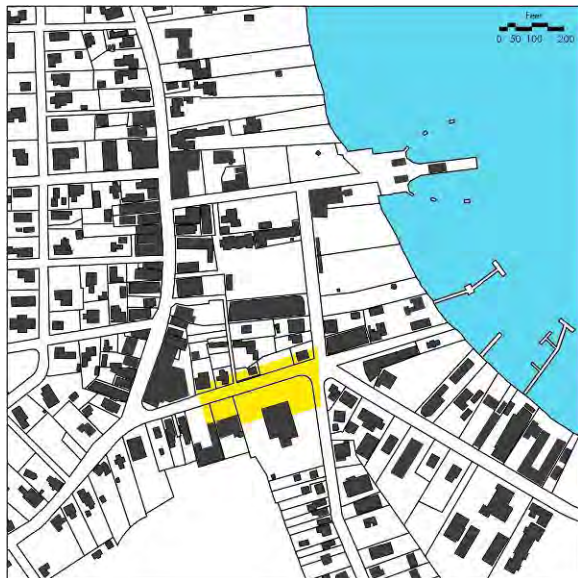
Note: The only intention of these drawings is only to illustrate the built form implications of possible future development based on existing regulations, and proposed new guidelines. No other aspects of possible development of any of these properties were studied.



1



2

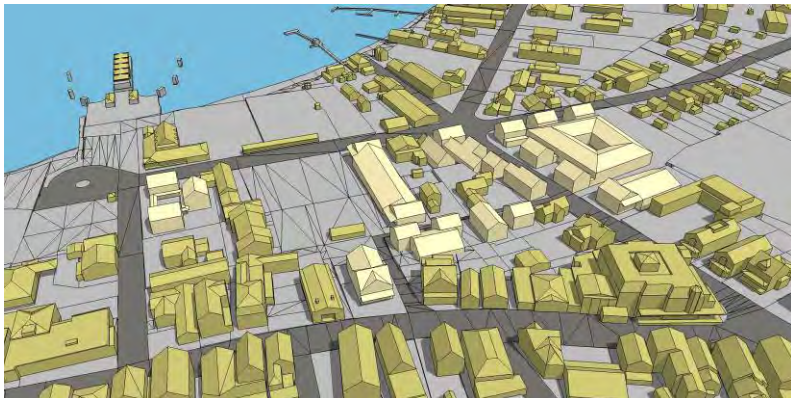




Existing Situation – overview looking towards the harbor



Scenario 1 – as permitted by zoning



Scenario 2 – based on proposed design guidelines



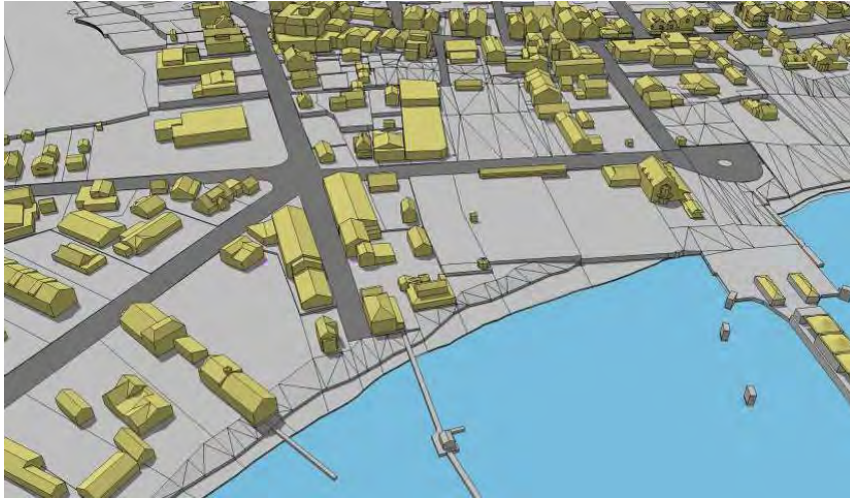
Existing Situation – overview of Beach Street / Five Corners area



Scenario 1 – as permitted by zoning



Scenario 2 – based on proposed design guidelines



Existing Situation – overview looking towards town



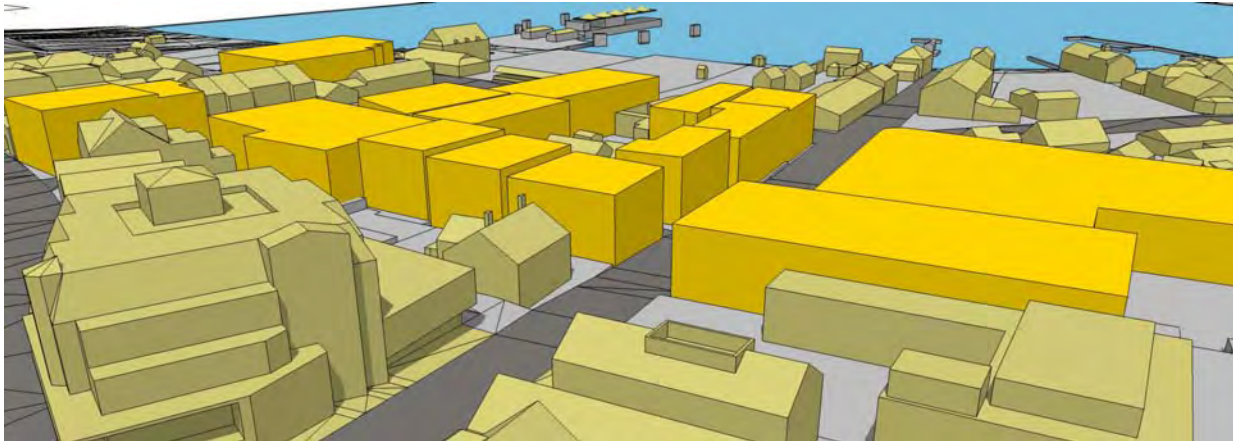
Scenario 1 – as permitted by zoning



Scenario 2 – based on proposed design guidelines



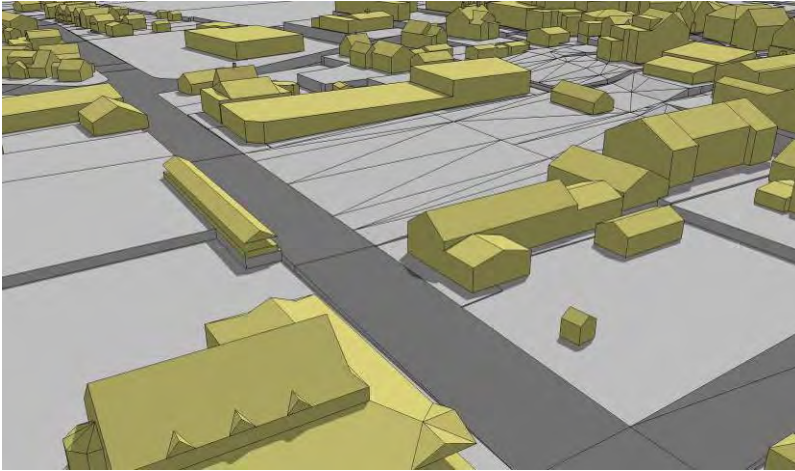
Existing Situation – Beach Street looking towards the harbor



Scenario 1 – as permitted by zoning



Scenario 2 – based on proposed design guidelines



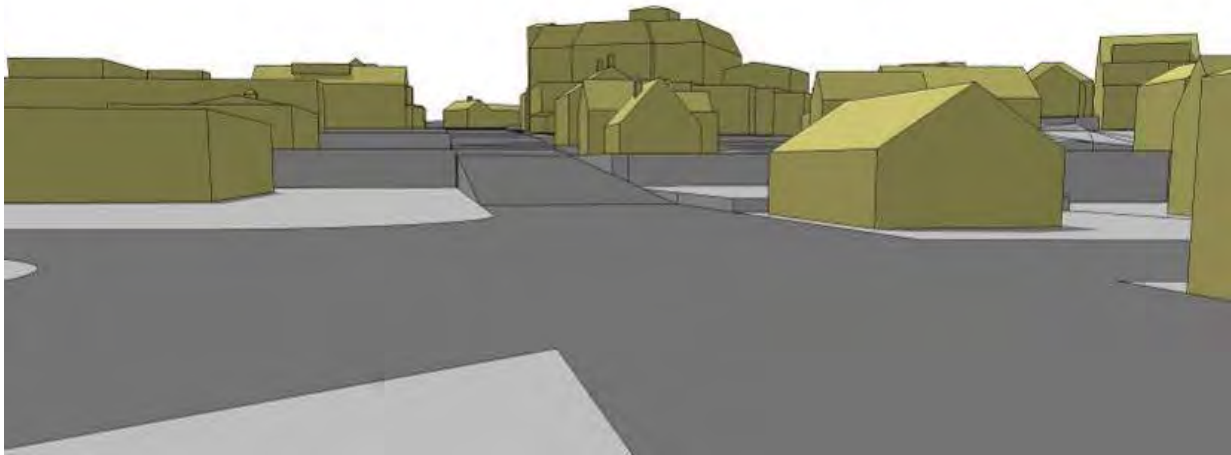
Existing Situation – Water Street



Scenario 1 – as permitted by zoning



Scenario 2 – based on proposed design guidelines



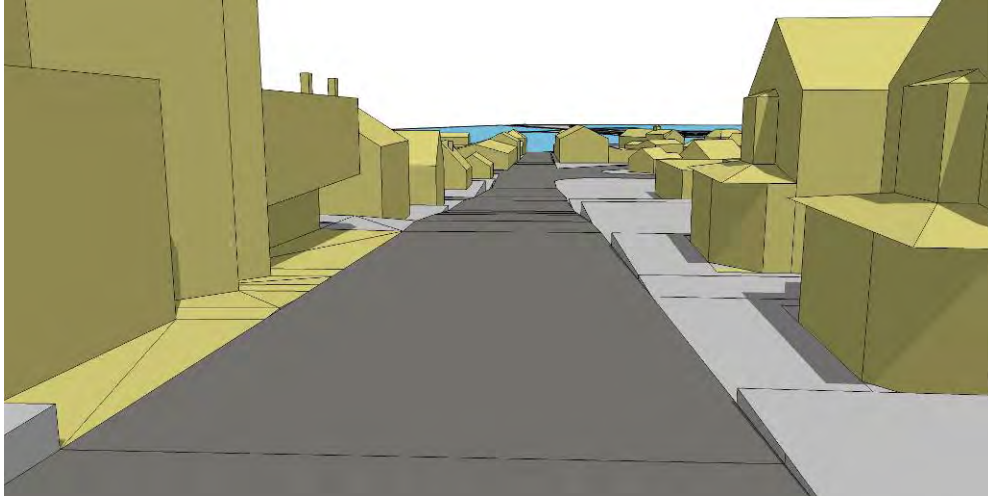
Existing Situation – Five Corners looking up Beach Street



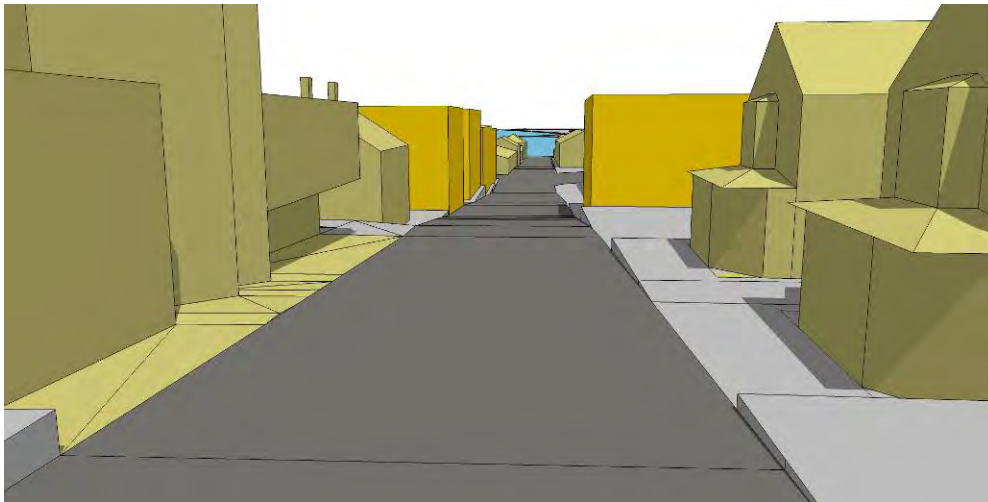
Scenario 1 – as permitted by zoning



Scenario 2 – based on proposed design guidelines



Existing Situation – looking down Beach Street towards the water



Scenario 1 – as permitted by zoning



Scenario 2 – based on proposed design guidelines

Other Possible Scenarios

The following are illustrations of some other theoretically possible built forms for the Water/Main Street Area.



Small-Scale Infill Based on Traditional Patterns



Possible construction on Water Street lot in conformance with guidelines.



Water Street (Stop and Shop) Parking Lot as Open Space Lined with New Development; Small-Scale Infill in Front of Post Office



Water Street (Stop and Shop) Parking Lot as Open Space Lined with New Development; Small-Scale Infill in Front of Post Office

3. Upper State Road Area

3.1. Introduction

The Upper State Road area was first developed in the early twentieth century as a linear residential development in close proximity to State Road. Most of the expansive commercial development visible today dates to the post-war period around the fifties and sixties. Large shed-like structures dominate the landscape today with only a few historic buildings remaining along State Road.



Park and Ride Parking Lot off High Point Lane - 2009



Commercial shed-like building - 2009

Specific Aims for the Upper State Road Area:

The following are the aims for this study area.

1. Plan for potential smart-growth, higher-density development that would transform the area into a new mixed use neighborhood alongside significant recreational and open spaces.
2. Re-structure the network of roads as well as bus, bicycle, and pedestrian connections to improve movement systems and to stimulate development of the area between Upper State Road and the Edgartown-Vineyard Haven Road.
3. Protect significant open spaces and create a major entryway to the greenway that links to the State Forest and beyond.
4. Maintain and enhance the traditional character of State Road through the business district while proposing a new built form character for the rest of the area suitable for the potential range of uses that could develop there.
5. Prepare design guidelines for future development.

3.2. Public Realm

Note: It would be desirable to expand this section and maps of the different movement

systems once the layout of the Tisbury Connector Roads has been finalized.

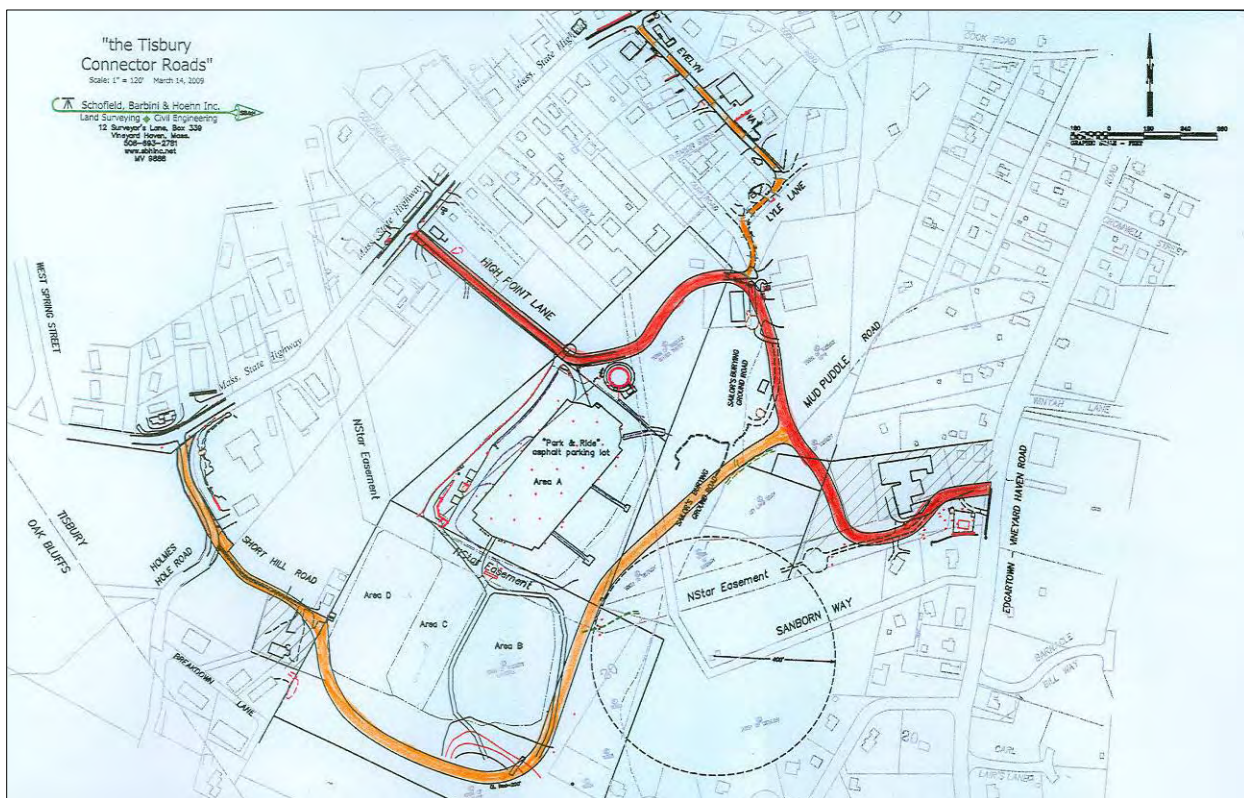


3.2.1 Roads and Parking

The Tisbury Connector Roads project consists of linking the Edgartown – Vineyard Haven Road with Upper State Road with three new connections – on Holmes Hole Road, on High Point Lane, and on Evelyn Way – that would provide a bypass to the presently congested intersection between these two roads.

These roads will also provide better access to the Tisbury Park-and-Ride, allowing it to better serve its role in allowing people to get to the SSA ferry and to downtown Vineyard Haven without taking their vehicles into town.

The connector roads as well as possible future secondary roads would structure and provide access to future development in this area.



Preliminary layout of connector roads (Tisbury Planning Board)

3.2.2 Pedestrian Movement, Shared Use Paths, Bicycles and Public Open Space

The study area lies at a critical juncture between several shared-use paths (SUPs). Plans for the area incorporate key links to the SUP network as well as to on-road bicycle accommodation.

The Island Plan proposes an Island-wide network of greenways that link the State Forest and a central spine to the north and south shores, as well as close to the town centers of the three down-Island towns. For Tisbury, the Island-wide greenway extends to the study area. This is linked to adjacent neighborhoods with a network of trails and sidewalks.



Preliminary layout of public open spaces and shared use paths (Tisbury Planning Board).

3.3. Private Realm

3.3.1. Defining Characteristics for Upper State Road Area, Vineyard Haven

Area 1 is defined by the single-family houses built along the southern side of State Road in a short stretch from the start of the Business District B2 up to Hill Point Road. Area 1 extends along most of State Road right down to Main Street and shares its character with Area 2D in this report. These buildings were built towards the end of the nineteenth century through to the early twentieth. Since this area is located in Business Districts B2, most of the buildings have adopted a commercial/mixed-use nature.

Salient Features

1. Area 2D consists of small to large-sized, one-and-a-half to two-and-a-half floors high buildings organized rhythmically along State Road and having very basic formal and dimensional characteristics in common. Most of the buildings have a characteristic open porch-like or portico element at the front.

2. Consistent building setback from street:
10-30 feet
Lot Frontage: 50-85 feet
Building width: 20-40 feet

4. Degree of Homogeneity: Area 1 is approximately 40% homogenous
Note: Area characteristics have been determined with a general consideration for the entire length of State Road. As a result, Area 1 must be considered as extending beyond the study area boundaries.

State Road (south) Area

Detailed Characteristics



State Road (2009)



State Road (2009)

1. Street Edge

Note: State Road is a busy two-way street with no parking. Continuous sidewalk on northern side of State Road.

a. Lot boundary:

There is no defined lot boundary. Grass from the lot simply abuts concrete sidewalk or asphalt road (with picket fences in 4 cases close to Main Street).

b. Driveways at front of lot.

c. Consistent Street Façade line:

building setback from street: 10-30 feet (Regulation: Zone B2 Front setback min. 30 ft.)

d. Entrance to buildings on front façade: Buildings in Area 1 have an open front porch or portico element of varying configuration and design, facing State Road. These porches and porticoes are only on the first floor and have hipped or pitched roofs. They are elaborate in bigger houses often extending to the sides. Similar open porch element is built at front of the houses in the upper State Road area as well.

2. Siting

a. Lot Frontage: 50-85 feet (with consolidated or larger lots' frontage ranging from 110-160 feet). (Regulation: Zone B2 Frontage min. 0 ft.)

b. Building Width: 20-40 feet. Width remains within the range even in case of consolidated lots. For regular lots building width occupies between approximately 30-55% of lot frontage.

3. Form

a. One-and-a-half to Two-and-a-half floors high (half floor represents occupied floor space within the sloping roof).

b. Roof: Most buildings included in Area 2D have a simple, symmetrical gable roof with the gable end facing the street. Other buildings have hipped, pitched, gable roof with gable side facing the street, or combinations of the above.

3.3.2 Design Guidelines

The Design Guidelines for this area have not been fully developed, but in general, call for the following.

- Infill development along Upper State Road to conform with the defining characteristics of the traditional development in the area.
- Larger-scale new development in the area behind the buildings fronting on Upper State Road

3.4. Future Scenarios

The following is a SketchUp model illustration of possible development in the Upper State Road Area. A smaller area, which is likely to be re-developed in the future owing to its prime location, was chosen to illustrate two possible future scenarios:

1. Infill development with commercial shed buildings
2. Infill development with residential units

The following page consists of an existing view followed by the two possible build-out scenarios. Detailed views are on the next page.



Existing Situation



Infill with predominantly commercial buildings



Infill with predominantly residential buildings



Infill with predominantly commercial buildings



Infill with predominantly residential buildings

4. Conclusions and Recommendations

It is likely that the two study areas will see a considerable amount of redevelopment in the coming decades. The escalation in property values on Martha's Vineyard could add to the desire of some property owners to maximize the development of their properties, building the largest buildings allowed by law. The present zoning would allow demolition of significant older buildings, and new buildings of a scale, design, and materials that are completely out of character with their location or Martha's Vineyard in general. Presently, there is little or no design review required to build in either of the areas, and the Town would be obliged to issue a building permit, even if an application was for a building inappropriate for its location. Depending on their use, larger buildings might have to be referred to the Martha's Vineyard Commission as Developments of Regional Impact, but the MVC presently has no guidelines dealing with building design.

The following recommendations seek to remedy the situation by putting in place a framework to ensure that the public realm is improved in a coherent way and that new buildings reinforce rather than undermine the distinctive character of the area.

1. Once the plans for the Tisbury Connector Roads are finalized, the Tisbury Planning Board and/or the Martha's Vineyard Commission should expand this study to include the public realm maps and the design guidelines for the Upper State Road area.
2. The Tisbury Planning Board should review, revise, and adopt these plans and guidelines
3. The Town of Tisbury should follow the plans in developing the public realm, notably in terms of the extension of bicycle and pedestrian facilities.
4. The Town of Tisbury should revise the zoning regulations in both study areas to correspond to the basic parameters of the design guidelines for private development (setbacks, roof shape, etc.).
5. The Town of Tisbury should put in place a design review process for development projects in these two critical areas. These should include make the preservation of traditional buildings (those erected before 1950, and especially those erected more than 100 years ago) a high priority. They should also call for new buildings to respect the design guidelines for their area.
 - This could be done by enlarging the William Street Historic District or creating one or more new districts to include the Water/Main area and possibly the frontage along Upper State Road.
 - In addition or alternatively, there could be a special permit requirement, or at least site plan review, for projects in these areas. It could be possible to limit this review to projects that do not meet certain basic design criteria; for example, projects that meet the design guidelines for an area would not be subject to review. An owner could propose a project – e.g. that involved demolition of a pre-1950 building or a new building that didn't conform to the guidelines – which could be permitted with a special permit.
6. The Martha's Vineyard Commission should use these guidelines in reviewing projects.

Appendix 1: Field Study Spreadsheet Format

Sr. No.	1	2
Name/No./Date	Sovereign Bank/7-D-7/1910	Kronigs/7-C-9/1930

Street	Primary Access	Name of Street	75 Main Street	76 Main Street
		Total Width	~40'-0"	~40'-0"
		Veh./Ped.	Vehicular	Vehicular
		Sidewalk Width	~3'-6"	~5'-5"
		Sidewalk Material	Concrete with stone chip finish and (granite?) stone curb	Concrete with stone chip finish and (granite?) stone curb
		Condition (Building edge, Retaining wall, Hedge, Fence,	1'-0" high retaining wall in rounded stone masonry	Shop front edge. Corrugated wall profile with entrances recessed and show windows protruding.
		Street Lighting	NA	Spot lights on signage on second floor. Street lamp on electricity pole on Main-Church St. corner
		Street Signage + Building Signage	Hanging signage on wooden post in north corner. Board fixed to boundary wall in south corner.	Supported on decorative metal brackets on second floor of façade.
		Parking	Main parking at rear. Off-street parking (45 degrees)	Main parking at rear. Off-street parking (45 degrees)
	Secondary Access (Notes)	Veh./Ped.	1. Vehicular, 2. Vehicular, 3. Pedestrian-Bike	Vehicular

Typology	Building Area (in sq. ft.) and Plot Coverage (%)	4943 (?)	8798 (?)
	Building Set-back from street	~7'-0"	None. ~4'-0" wide canopy extends out over sidewalk
	Building Alignment	Parallel to street	Parallel to street
	Building Type (Detached, Semi-detached, Row-house, Apartment)	Detached	Row-house/Ensemble of 3 bays
	Distance between adjacent buildings or setbacks from side margins	NA	None

Entrance to site	Level difference between street and building entrance	3 steps ~1'-6"	1 step ~6"		
	Topographical feature	NA	NA		
	Architectural Element (Porch, Veranda, stairs, Doorway, Patio)	Low roof eaves. Porch supported on entrance arch in rounded stone boulders with small stone seat on either side	Glass Doorway with splayed side walls in glass (show windows)		
Building	Façade	Primary	Total Height	Porch at ~9'-0"	Highest ridge at ~38'-0"
			Total Width	Porch ~20'-0" and widest ~55'-0"	All 3 bays ~87'-0"
			Overall Shape in plan (Projections, Recesses)		
			Material and Color	Rounded stone masonry wall (Yellow/Brown beach stone?)	Wood shingles on wall (Grey?) and edges with wood borders painted white
			Window Type	Double Hung windows with shallow arched lintel. Wood frames.	Large clear panel glass show windows on first floor supported on short brick parapet ~1'-0" high. Bay windows on second and third floors. Metal frames
			Door Type	Main door with shallow arched lintel. Wood and glass.	Wood and glass.
			Composition	Main arched door at center of porch with an arched window on either side	First floor composed of commercial show windows and doorways to stores. 1 bay window in each of the three buildings on either second or third floor.
			Projections (Bay Window, Balcony, Setback, Porch)	Porch projects out of building. Building volume steps back and widens in two stages.	Bay windows
			Exceptional details (Lintel, Cornice, Pilasters, Railings, Steps)	Large rounded beach stone boulders on arched lintel.	South-east corner bay window
			Chimney Material and Shape	NA	NA
			Secondary (Notes)		

Roof	Type (Sloped, Hipped, Gabled, Flat with parapet, decorative)	Hip roof/Shallow arch profile on porch overhang	Gable roof
	Height	Porch at ~9'-0" and Highest ridge at ~20'-0"	Three ridges: Highest ridge at ~38'-0" and two lower ridges at ~28'-0"
	Roofing Material	Terracotta (Red clay) roof tiles	Asphalt shingles
	Exceptional details (Roof trim, Bracket supports)	Terracotta pinnacle. Large wooden brackets to support poch overhang. Roof wooden rafter end profiles.	Dormer windows in roof and decorative wind direction guage atop roof ridge

Landscape	Street	Planters	Decorative (and historic) flower stand in south west corner at entrance of pedestrian-bike path	NA
		Street trees	NA	NA
	Building	Planters	Low landscaped terrace ~1'-0" high on either side of entrance retained by site boundary wall.	NA
		On-site landscape elements	Garden at rear	NA

Building Use	Current	Bank/Financial	Commercial
	Historical	Harness Factory site where 1883 fire began. Bank built 1910	Original Tashmoo Inn site. Various stages of commercial use. Present building 2007
	Land-use/Zoning by map	3410 BANK BLDG	0322 STORE/SHOP MDL-94

Ownership	Current	Soveriegn Bank 1995	Cronigs 1984
	Historical	M V National Bank	

Relationship to Context (Landmark, Ensemble, Indifferent)	Indifferent/Landmark by use	Ensemble - part of Main street with bay sizes congruent with the context.
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